

TABLE OF CONTENTS

CHAPTER 19.08 DEVELOPMENT STANDARDS

19.08.010 APPLICABILITY	1
19.08.020 INTENT OF DEVELOPMENT STANDARDS	1
19.08.030 GENERAL.....	1
A. Access	1
B. Vision Obstructions at Intersections	1
C. Building Heights Along Streets Classified as Collector or Larger	2
D. Essential Rights-of-Way and Off-Site Improvements.....	3
E. City Standards	4
F. Grading	4
G. Non-Conformity Resulting from City Action	4
H. Compliance with District Regulations	4
19.08.040 RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS	5
A. Tables	5
B. General Standards for Residential Districts	5
C. Specialized Standards By Zoning District	8
19.08.045 COMMERCIAL DISTRICT DEVELOPMENT STANDARDS	13
A. Specific Purposes	13
B. Applicability	13
C. Site Planning and Development	13
D. Bicycle, Pedestrian and Automobile Linkages and Circulation	19
E. Parking	21
F. Architectural Character and Materials	25
G. Fences, Walls and Screening	29
H. Lighting	36
I. Pedestrian Open Spaces and Plazas	38
J. Landscaping	42
K. Waivers	42

19.08.050 INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS 43

 A. Table 43

 B. General Standards for Industrial Districts 43

19.08.060 RESIDENTIAL ADJACENCY STANDARDS 46

 A. Applicability 46

 B. Building Height and Setback Requirements 47

 C. Spill-Over Lighting 49

 D. Traffic 49

 E. Use of Alleys 49

 F. Screening 50

 G. Trash Receptacles 50

 H. Exclusions 50

CHAPTER 19.08 DEVELOPMENT STANDARDS

19.08.010 APPLICABILITY

This chapter applies to all development within the City of Las Vegas and to all zoning districts.

19.08.020 INTENT OF DEVELOPMENT STANDARDS

The intent of establishing standards for development is:

- A. To ensure that new development will not negatively impact the use and enjoyment of adjacent and neighboring properties;
- B. To ensure that new development will contribute to the overall attractiveness of the City;
- C. To increase design compatibility between abutting properties and land uses;
- D. To reinforce a sense of community and to preserve the integrity of neighborhoods and places of business; and
- E. To reduce unsightly views.

19.08.030 GENERAL

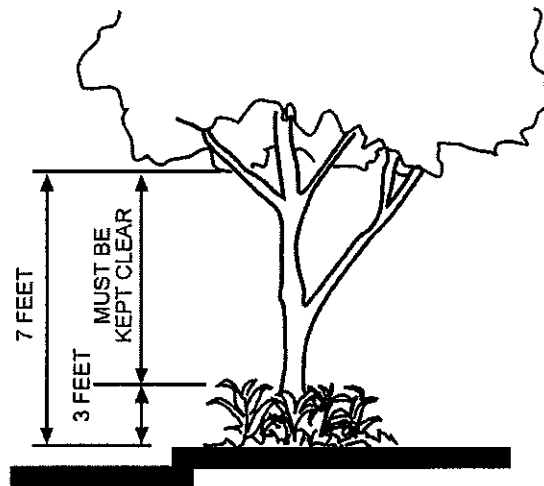
A. Access

All lots or parcels shall have frontage upon a public street; provided however, that lots within a recorded Subdivision or Parcel Map may provide access to a public street by way of a commonly owned private street or a private access easement. All private access streets must be fully improved in accordance with the Traffic Circulation improvements standards contained in the Design Standards Manual.

B. Vision Obstructions at Intersections

As illustrated in Figure 1 below, no structure or landscaping may be constructed or permitted between three and seven feet above grade within the sight distance setback established by Figure 3 and its accompanying table. However, this restriction shall not apply to lighting, sign posts, or tree trunks.

FIGURE 1 VISION OBSTRUCTIONS AT INTERSECTIONS



C. Building Heights Along Streets Classified as Collector or Larger

Notwithstanding the maximum building heights established in this chapter, allowable building heights shall be further restricted along streets classified as collector or larger, as designated in the Master Plan of Streets and Highways. Buildings may be constructed up to 35 feet in height at the front yard setback line. Any portion of a building over 35 feet in height shall be set back an additional 1 foot for each foot of height in excess of 35 feet, see Figure 2 below. However, the preceding restriction shall not apply to buildings in the Downtown Overlay District or buildings located adjacent to freeways.

FIGURE 2 BUILDING HEIGHTS ALONG MAJOR STREETS

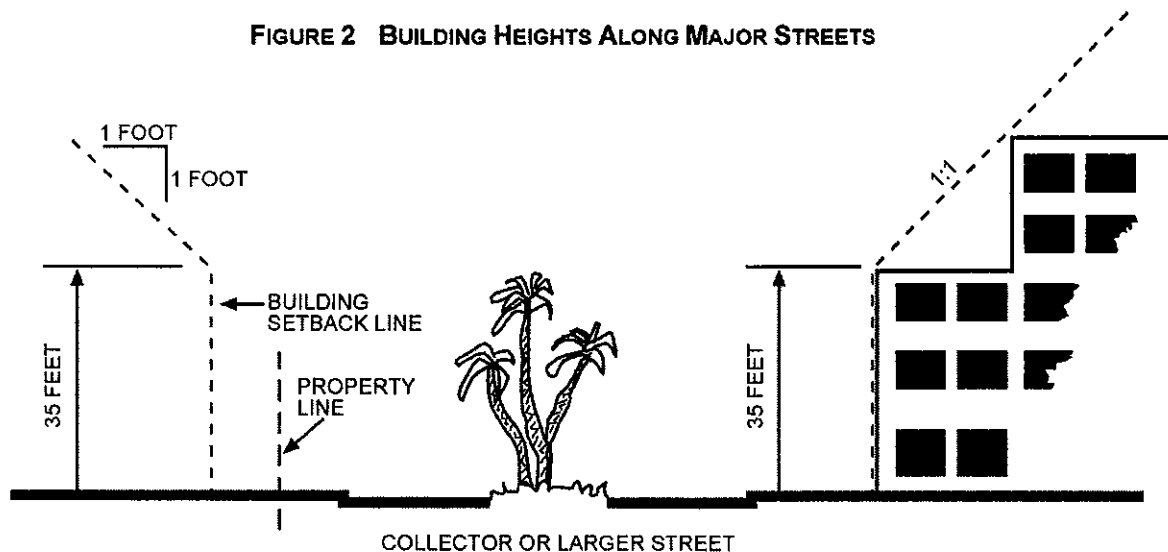
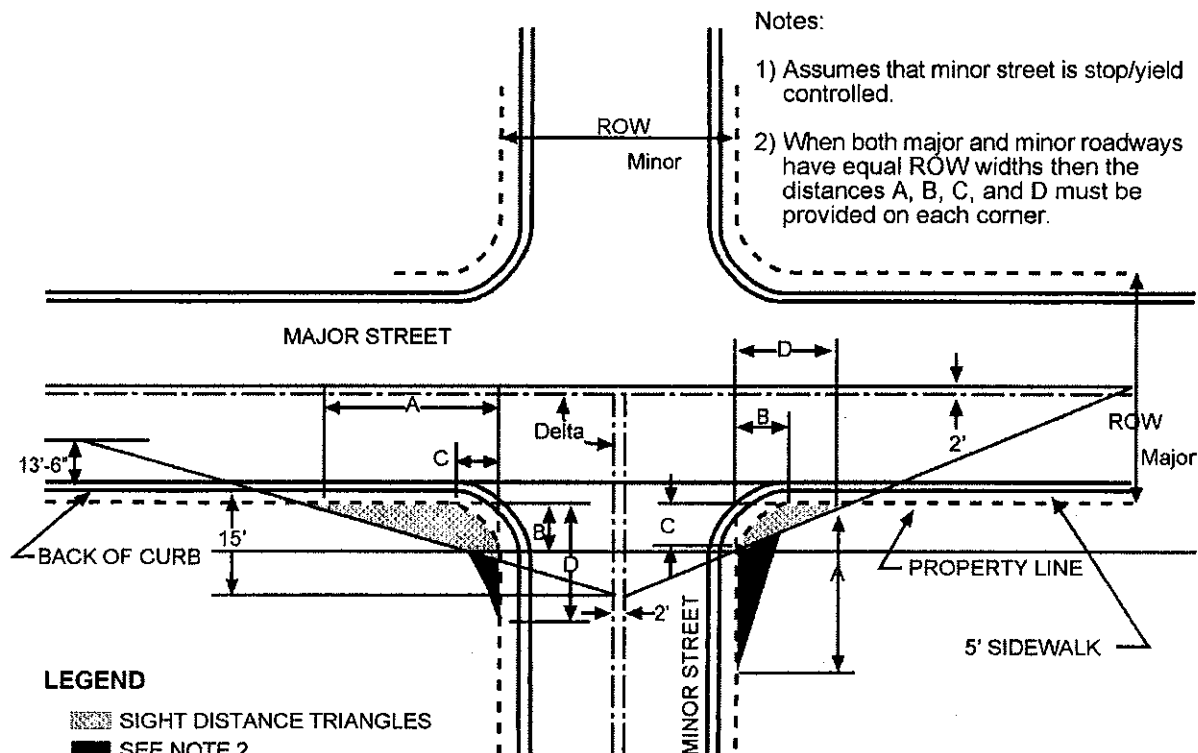


FIGURE 3 SIGHT DISTANCE SETBACK



Source: City of Las Vegas Traffic Engineering Division

Note: This table is for intersections at 90 degrees. See Traffic Engineering Division for other angles of intersection.

D. Essential Rights-Of-Way And Off-Site Improvements

Uses of land permitted in each zoning district shall be allowed only when the permit for any proposed improvement on the land includes provisions for the:

1. Dedication of all essential rights-of-way for major streets, minor streets, flood control, utilities and other public purposes; and
2. Provisions for the installation of essential off-site improvements as directed by the City. Essential rights-of-way and off-site improvements are defined as those rights-of-way and improvements required in connection with a proposed Rezoning, Special Use Permit, Variance, or Site Development Plan; required by the subdivision regulations of the City; or required by the Director of Public Works as appropriate and necessary to mitigate the impact of the development of property in the area. All improvements shall be constructed in accordance with the City standards and specifications.

E. City Standards

In addition to the design and development standards contained in this chapter, all development must conform to the applicable Standard Conditions and the Design Standards Manual in any version which has been adopted by the City Council.

F. Grading

1. **Grading Plan Approval - When Required.** When the natural grade of a lot is proposed to be raised more than two feet at any point from existing grade, three copies of a finished lot grading plan and legal description of the property shall be filed with the Department of Public Works and the Department of Planning and Development. The plan shall include proposed and existing grades, building locations, and building height information for the development site and for the adjacent properties, and any justification for the proposal. The Director of Public Works may withhold or deny development approval unless the applicant demonstrates to the Director's satisfaction that the proposal is necessary in order to develop the site in a manner which conforms to applicable drainage and other development standards. The Director of Planning and Development may withhold or deny development approval unless the applicant demonstrates to the Director's satisfaction that the proposal will not be incompatible or out of harmony with the surrounding area.
2. **Grading Plan - Appeal of Denial.** The applicant may appeal to the City Council any final decision rendered pursuant to Subsection (1) of this Section. In connection with the appeal, the City may require notification of surrounding property owners. The City may charge a fee for the appeal and for any required notification in accordance with the Fee Schedule.

G. Non-Conformity Resulting From City Action

No action by the City in connection with the acquisition or use of right-of-way or the installation of off-site improvements shall have the effect of rendering a previously conforming lot or structure non-conforming as to lot width, lot area, or setback requirements.

H. Compliance With District Regulations

1. Construction

No building, structure or land shall be erected, reconstructed, structurally altered or used for a purpose other than a use allowed in the zoning district in which the building, structure or land use is located.

2. Heights and Setbacks

No building, structure or land shall be used to produce greater heights, smaller yards or less unoccupied area than prescribed by the regulations applicable to the zoning district in which the building, structure or land use is located.

3. Other Standards

- a. No lot shall be so reduced in area that the size, width, setbacks, open space or development standards will be below the minimum prescribed by this Title.
- b. No yard, open space or off-street parking or loading space, required in conjunction with a building or land use, shall be included as part of a yard, open space or parking or loading space required for any other building or land use, unless otherwise provided in this Title.

19.08.040 RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

A. Tables

Except as otherwise noted, the minimum lot size, maximum unit density, minimum lot width, minimum building setbacks, maximum lot coverage, minimum building separation and maximum building height for uses in each district shall be governed by the dimensional standards in Table 1 (Single-Family Residential District Development Standards) and Table 2 (Residential District Development Standards, other than Single-Family) below. Explanatory notes for provisions in the Tables follow the Tables.

B. General Standards for Residential Districts

The following standards apply to all residential zoning districts:

1. Accessory Structures. Accessory structures on any lot in any residential district shall conform to the following:
 - a. **Accessory Only to Main Use.** No accessory structure shall be erected or moved onto any lot prior to construction of the main building unless a building permit has been issued for the construction of the main building.
 - b. **Height.** A detached accessory structure shall not exceed two stories in height (with a maximum of 35 feet), or the height of the main building, whichever is less.
 - c. **Size and Coverage.** A single, detached accessory structure shall not exceed the floor area of the principal dwelling unit constructed on the same lot. In addition, the main aggregate total of the ground floor areas of all accessory buildings shall not cover more than 50 percent of the rear yard; and further, in the zoning districts where lot coverage provisions exist, the aggregate total of the ground floor areas of all structures and dwellings shall not exceed the percentage of lot coverage permitted in that zoning district.
 - d. **Side and Rear Yards.** Detached accessory structures are permitted in the rear and side yard areas as follows:
 - 1) Detached, accessory structures (excluding patio covers) in the rear yard area must be located a minimum distance of three feet from the side and rear property lines and must be separated a minimum distance of six feet from the main dwelling. On corner lots, the roof of an accessory structure may be attached to the main dwelling, if there

Ord 5405 1/2/02

is a minimum six foot separation between the walls of the accessory structure and the main building and provided that at least two sides of the breezeway are open. A gate or fence which is at least 50 percent open construction may be attached to one end of the breezeway. In addition, accessory structures in the rear yard of corner lots may not be located closer to the side property line than that required for the main dwelling.

- 2) Detached accessory structures (excluding patio covers) in the side yard area must be located a minimum distance of three feet from the side property line and must be separated a minimum distance of six feet from the main dwelling.
- 3) Except as provided in Paragraph (e) below, detached accessory structures are not permitted in front of the primary structure.
- 4) No setback is required for a detached accessory structure from a property line which abuts an alley.

e. Front Yards. No detached accessory structure is permitted in the front yard unless:

- 1) The structure is a side-loaded garage which is used strictly as an ancillary use;
- 2) The garage conforms to the requirements and limitations applicable to a guest house/casita, as set forth in Sections 19.04.010 and 19.04.040; and
- 3) The front yard does not contain a guest house/casita.

2. Fences and Walls

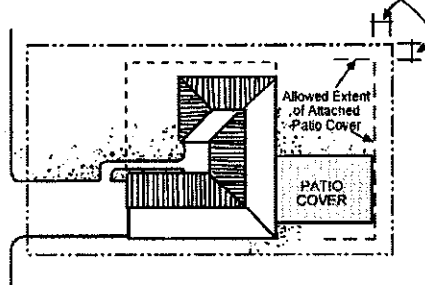
Ord 5405 1/2/02

- a. Height.** Except as otherwise specifically permitted in this Title, the maximum permitted height of walls, fences and hedges in residential districts shall be governed by the following:
- 1) Rear Yard Area—Eight feet solid or open.
 - 2) Side Yard Area—Eight feet solid or open.
 - 3) Required Front Yard Area—Four feet total, with the top two vertical feet 50 percent open to permit visibility. Hedges planted along the front yard property line shall not exceed three vertical feet. Retaining walls along the front property line may not retain more than two feet. Where the grade of the front yard slopes more than 2:1 ratio, multiple retaining walls may be constructed, provided there is a minimum distance of five feet between retaining walls for landscaping.
 - 4) The maximum height of permitted fences/walls along the front property line shall be measured from the elevation of the adjoining sidewalk. Where such walls are set back, they shall be measured from the finished grade.
 - 5) The maximum height of permitted fences/walls in the side and rear yard areas shall be measured on the side with the least vertical exposure above finished grade.

- 6) Screening or fencing for tennis\sports courts is permitted in the rear or side yard area. Such structures may exceed the height of six feet, but shall not be higher than 12 feet. The portion above the height of six feet shall be open so as not to restrict light or ventilation and provided such fencing shall be setback a minimum of 5 feet from the side and rear property lines.
 - b. **Barbed Wire/Razor Wire Fences.** The use of barbed or razor wire or similar security fencing materials shall comply with the standards set forth in the most recent edition of the Uniform Building Code, as adopted by the City.
 - c. **Corral and Stable Fencing.** Fencing for corrals and stables is permitted in accordance with Section 19.04.040 (C).
3. **Lot Size.** Lot size refers to the amount of horizontal land area contained within property lines. No lot area shall be so reduced that the yards, required open space or total lot area is smaller than prescribed by this Title; nor shall the unit density be increased in any manner, except in conformity with the regulations established in this subsection.
 - a. **Utility Facilities.** Public and private utility facilities (i.e. pumping and switching stations, reservoirs, power substations, etc.) using land or an unoccupied building requiring less than 500 square feet of site area are exempt from the minimum lot size requirements of all zoning districts, provided that all other applicable provisions of this chapter are satisfied.
 - b. **Reduction of Existing Lot.** When an existing lot is reduced as a result of conveyance to a federal, state or local government for a public purpose and the remaining area is at least ninety (90) percent of the required minimum lot size for the district in which it is located, then that remaining lot shall be deemed to be in compliance with the minimum lot size standards of this chapter, without the necessity of further administrative approvals.
4. **Projections into Setback Area.** The following structures are permitted to project into the established setback area for the lot or parcel as indicated:
 - a. **Patio Covers.** As illustrated in Figure 4 below, a patio cover may encroach to within five feet from the rear and side property lines in the R-D, R-1, R-CL, R-2, R-3, R-4, R-5, R-MH, and R-MHP zoning districts and may encroach to within 15 feet from the rear and side property lines in the U, R-A and R-E zoning districts.
 - 1) The setback shall be measured from the supporting posts, however the overhang of a patio cover may not extend closer than three feet from a property line.
 - 2) Any patio cover extending into the established setback area for the lot or parcel may not be enclosed with any materials, including wood, metal, canvas, plastic, glass or any other screening material. An enclosed patio cover must conform to the setback standards applicable to the main dwelling.

- 3) The height of the patio cover shall not exceed 12 feet.

FIGURE 4 PATIO COVERS MINIMUM DISTANCE OF 5 FEET OR 15 FEET
DEPENDENT ON ZONING DESIGNATION



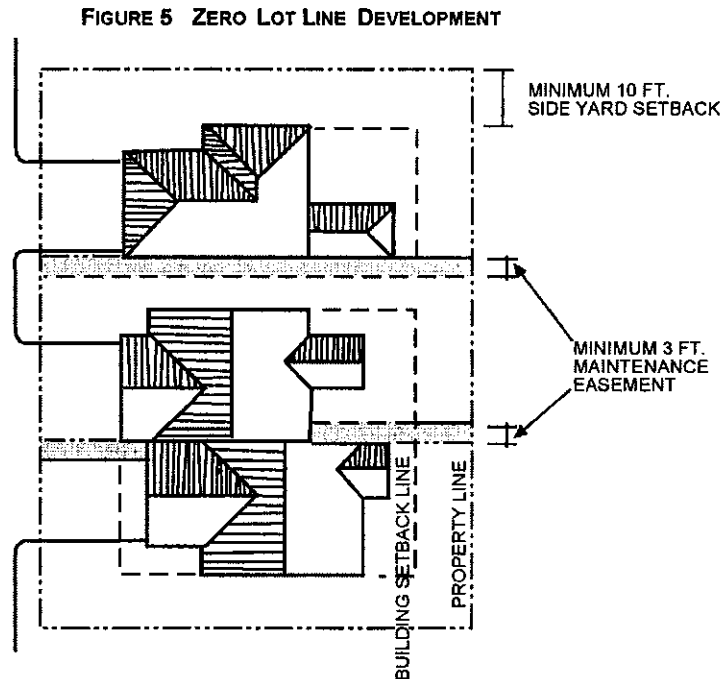
- b. **Architectural Features.** Bay windows, fireplaces, roof eaves, cabinets designed to screen utility meters and similar architectural features may encroach no more than two feet into any required setback area, provided that the encroachments:
- 1) Remain at least three feet from the property line; and
 - 2) Do not increase the living space of the structure at the floor level.
- c. **Other Architectural Embellishments.** Architectural embellishments and institutional symbols for churches, public buildings and quasi-public buildings may extend into any required setback area, provided that they are clearly shown and approved as a part of a Special Use Permit, Site Development Plan or other required application.
- d. **Lots Adjacent to Open Space.** On any lot which adjoins a golf course, park area, common open space or similar open space, open balconies may extend up to five feet into the required setback for the dwelling and toward the open space; provided, however, that the projection extends no closer than three feet from the property line.
- e. **Mechanical Equipment.** Mechanical equipment such as air-conditioning units, pool filtering and heating equipment, water softeners, and similar mechanical equipment may occupy the required rear and side yard setback areas if totally screened from abutting lots and streets by fences, walls or landscaping, and if such mechanical equipment does not restrict required access through such setback areas as determined by the Department of Planning and Development.

C. Specialized Standards By Zoning District

In addition to the standards set forth in Tables 1 and 2, the following standards shall apply to each zoning district as indicated:

1. **R-CL (Single Family Compact-Lot) District.** The following specialized standards apply in the R-CL District:

- a. **Zero Lot Line Development.** When zero lot line setbacks are used, the dwelling unit and garage (if provided) shall be placed on one interior side property line, with the adjacent dwelling unit set back a minimum of ten feet from the common property line. (See Figure 5 below)



- 1) A perpetual easement, with a minimum width of three feet, shall be provided on the adjacent lot for the maintenance of the wall of the dwelling with the zero lot line. With the exception of walls, fences, vertical trellises or other connecting elements, the required easement shall be kept free of structures. No doors, windows, air conditioning units, utility meters, electrical panel boxes or openings of any kind shall be permitted on the wall of a dwelling or garage placed on a zero lot line. The roof must be designed to prevent waste runoff from draining on to the adjoining lot. Required easements shall be shown on the Final Map and shall be incorporated into each deed transferring title to the property.
 - 2) In no case shall the owner of any zero lot line property be granted an easement on the adjoining property for the use or enjoyment of any portion of that property.
- b. **Separation Between Structures.** All dwellings located less than 10 feet from a side property line must maintain a separation of at least ten feet between principal structures (including garages) on adjacent lots.

2. **R-MH (Residential Mobile/Manufactured Home) District.** The following specialized standards apply in the R-MH District:
- a. **Living Quarters.** Any building attached to a mobile home and used for living purposes shall have interior access and shall contain no kitchen facilities. No living quarters of any kind will be permitted in any accessory building and no residential use of the property shall be permitted unless the lot contains a mobile home.
 - b. **Removal of Wheels.** The wheels on a mobile home may be removed and the mobile home may be permanently attached to a footing and foundation in accordance with all requirements of the Department of Planning and Development.
3. **R-MHP (Residential Mobile/Manufactured Home Park) District.**
- a. **Mobile Home Access.** Every mobile home space shall have direct access to a private street and the private street shall have clear and unobstructed access to a public street.
 - 1) No private street shall be less than 32 feet in width and at least one side shall be used for on-street parking. If mobile home sites do not abut both sides of a private street, then that private street may be 24 feet in width.
 - 2) All private streets shall include lighting and be paved to the full width in accordance with the requirements of the Department of Public Works.
 - b. **Walls.** Every mobile home park shall be enclosed with a decorative masonry wall six feet in height. Any wall abutting a public street shall be set back a minimum of five feet and landscaping shall be installed and permanently maintained between the wall and the public streets. Walls along interior property lines abutting R-MHP Districts are not required.
 - c. **Utilities.** Every mobile home park shall be served with an approved gas, water, sewer and electrical distribution system with connections on every mobile home site. The system shall comply with Municipal Code requirements governing such installations.
 - d. **Minimum Mobile Home Size.** A mobile home shall exceed 8 feet in width and 32 feet in length, and shall contain a minimum of 450 square feet, and have within its interior walls a toilet, sink and bathtub or shower.
 - e. **Removal of Wheels.** The wheels on a mobile home may be removed and the mobile home may be temporarily attached to a footing and foundation with written agreement from the park owner/manager and in accordance with the requirements of the Department of Planning and Development.

4. R-PD (Residential Planned Development) District

- a. **Development Standards.** The development standards for a project shall be established by the approval of an R-PD District and the approved Site Development Plan as described in Subchapter 19.18.050. Development standards shall include minimum front, side and rear setbacks, maximum building heights, wall and fence design and heights, parking standards, landscaping and other design and development criteria.

5. Downtown Overlay District

Building Height, Setback and Lot Coverage. All structures located in the Downtown Overlay District are exempted from the automatic application of the building height, building setback and lot coverage provisions of this Chapter 19.08, including the Residential Adjacency Setback provided, however, that this exemption does not prohibit the City Council from imposing a building height, setback or lot coverage requirement in connection with the approval of a Site Development Plan.

Table 1. Single-Family Residential District Development Standards

STANDARD	U	R-A	R-E	R-D	R-1	R-CL	R-MH	R-MHP
Min. Lot Size (s.f.)	20,000	40,000	20,000	11,000	6,500	3,500 ²	6,500	4,000
Dwelling Units per Lot	1	1	1	1	1	1	1	1
Min. Lot Width (ft.)	100 ⁶	100 ⁶	100 ⁶	90 ⁶	65 ⁶	35 ^{3,6}	65 ⁶	45 ⁶
Min. Front Yard Setback (ft.)	50 ¹	50 ¹	50 ¹	25	20	14 ⁴	20	5
Min. Side Yard Setback (ft.)	10 ⁷	10 ⁷	10 ⁷	10 ⁷	5 ⁷	10 ^{5,7}	5 ⁷	5 ⁷
Min. Corner Side Yard Setback (ft.)	15 ⁷	15 ⁷	15 ⁷	15 ⁷	15 ⁷	10 ⁷	10 ⁷	5 ⁷
Min. Rear Yard Setback (ft.)	35 ⁷	35 ⁷	35 ⁷	30 ⁷	15 ⁷	10 ⁷	15 ⁷	5 ⁷
Max. Lot Coverage	NA	NA	NA	NA	50%	50%	50%	NA
Max. Building Height (ft.)	2 stories or 35 feet, whichever is less							

Notes:

1. **U, R-A and R-E Districts**—Lots which front onto a public street, shall maintain a minimum front yard setback of 50 feet. The minimum front setback for an attached, open porte cochere is 30 feet. Lots which front onto a private street or a private access easement shall maintain a minimum setback of 30 feet from the edge of the private street or access easement; provided however, where such lots are located on a cul-de-sac or a street knuckle, the minimum front yard setback shall be 20 feet from the edge of the private street or access easement.
2. **R-CL District**—The minimum lot size is 3,500 s.f.; provided however, the minimum average of all lots within the development shall be 3,750 s.f.
3. **R-CL District**—The minimum lot width is 35 feet. In all cases, lot width shall be sufficient to provide the street frontage necessary for driveways to conform to the requirements of LVMC Chapter 13.16, LVMC 18.28.360 and other adopted City driveway standards.

4. **R-CL District**—The minimum front yard setback is 14 feet. The minimum front yard setback for front entry garages and carports is 16 feet for any lot located on a knuckle or cul-de-sac bulb and 18 feet in all other cases.
5. **R-CL District**—The minimum total (combined) width of both side yards for each lot is 10 feet. The minimum side yard setback for a side yard along a street is 10 feet, in which case the total width must be 15 feet. Such side yard setbacks may be configured in any manner that conforms to the Uniform Building Code and results in maintaining the total side yard setback width required on each lot. In no case, however, may lots be configured or improvements placed on lots in a manner that results in open space or yard setback area for one lot actually being located on a separately owned lot. The use of “use easements” to create such a result is specifically prohibited.
6. **All Districts**—Notwithstanding the minimum lot width in this Table, lots located along the circular portion of a cul-de-sac or a knuckle portion of a street may be reduced to a minimum of 30 feet in width at the front property line, provided the average lot width meets the required lot width.
7. **All Districts**—Side, corner side and rear yard setbacks are subject to the patio cover provisions set forth in Subsection 19.08.040(B)(4).

Ord 5638
11/19/03

Table 2. Residential District Development Standards, Other Than Single-Family

STANDARD	R-2	R-3	R-4	R-5
Minimum Lot Size sq. ft.	6,500	6,500	6,500	7,000
Dwelling Units per Gross Acre	6-12	13-25	26-50	unlimited ¹
Min. Lot Width (ft.)	NA	NA	NA	NA
Min. Front Yard Setback (ft.) ³	20	20	10	10
Min. Side Yard Setback (ft.) ³	5 ⁴	5 ⁴	5 ⁴	5 ⁴
Min. Corner Side Yard Setback (ft.) ³	5 ⁴	5 ⁴	5 ⁴	5 ⁴
Min. Rear Yard Setback (ft.) ³	20 ⁴	20 ⁴	20 ⁴	20 ^{2,4}
Min. Distance Between Buildings ³	10	10	10	unlimited
Max. Lot Coverage ³	NA	NA	NA	NA
Max. Building Height (ft.) ³	2 stories or 35 feet, whichever is less ⁵			5 stories or 55 feet, whichever is less

Notes:

1. **R-5 District**—The maximum density is unlimited. However, the height limit on development imposes a de facto limitation on density in all areas except the Downtown Overlay District (see Subchapter 19.06.060), where the height is unlimited.
2. **R-5 District**—The minimum rear yard setback shall be 20 feet. However, where the rear 20 feet of the lot has direct access to a public alley and is used for the on-site parking of automobiles, this area may be covered by a roof provided it is otherwise open on three sides.
3. **Downtown Overlay District**— All structures in the Downtown Overlay District are exempted from the automatic application of the height limitations, required setbacks and lot coverage requirements specified in Table 2. However, the exemption does not prohibit the City Council from imposing similar

or equivalent limitations in connection with the approval of a Site Development Plan in accordance with Subchapter 19.06.060.

4. **All Districts**— Side, corner side and rear yard setbacks are subject to the patio cover provisions set forth in Subsection 19.08.040(B)(4).
5. **R-3 and R-4 Districts**—The height limit for senior citizen apartment developments shall be three stories or forty feet, whichever is less, upon approval of a Site Development Plan in accordance with Section 19.18.050. Senior citizen apartment developments that exceed the permitted height limit may be permitted upon approval of a Special Use Permit in accordance with Sections 19.04.050 and 19.18.060.

19.08.045 COMMERCIAL DISTRICT DEVELOPMENT STANDARDS

A. Specific Purposes

In addition to the general purposes listed in Chapter 19.00, the purposes of the commercial development standards are to:

- Promote improved design and enhanced site planning of commercial development
- Encourage sensitive design and planning of commercial development which enhances compatibility between the built environment and the natural environment
- Promote design and site planning which furthers the goals of the City's General Plan
- Promote design and site planning which advances the vision of the City
- Promote commercial development which enhances the quality of life for City residents.

B. Applicability

With the exception of unrestricted gaming development, and development located within a designated special purpose, overlay or planned development which has adopted commercial design guidelines, no new commercial site development, building or structure shall be erected in any commercial zone unless in conformity with all applicable provisions of this Section, including the development standards set forth in Table 3. No existing commercial building or structure shall be moved or substantially enlarged, and no previously developed site shall be substantially modified or enlarged, unless in conformance with all applicable provisions of this Section, including the development standards set forth in Table 3.

C. Site Planning and Development

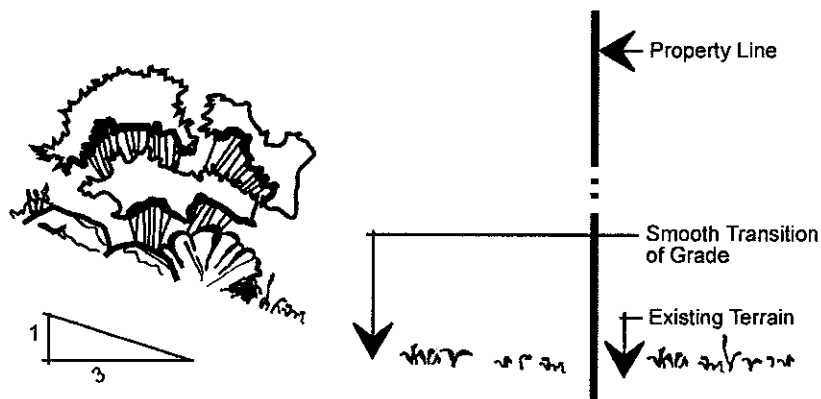
Where feasible, and when geotechnical conditions are favorable, natural features such as washes and existing vegetation should be retained in their natural state and integrated into the design of the site. When geotechnical conditions are favorable, on-site detention of storm water is encouraged as a means of reducing stormwater runoff. Areas such as common areas and existing washes should be explored for this type of use. Buildings should be sited to avoid or lessen the impact of development on sensitive areas such as slopes and drainage washes. The siting of buildings and development of a site should conform to specific site conditions and opportunities such as non-rectangular lots, location on intersections, unusual topography, vegetation, views or other natural features. On sites which contain slopes of five percent or more, the development of the site should reflect, rather than obscure, the natural topography of the site

through the use of various techniques such as smooth transition of grades at the property lines, blending of cut and fill slopes, and terracing.

1. Site Grading

- a. Where natural sloping is to be used for topographic transitions at the property edges, slopes **shall not** exceed three to one (Figure 1) and shall be landscaped with approved materials to achieve minimum ground coverage of sixty percent (not including trees). The sixty percent coverage shall be reached within two years after a Certificate of Occupancy is issued by the City.

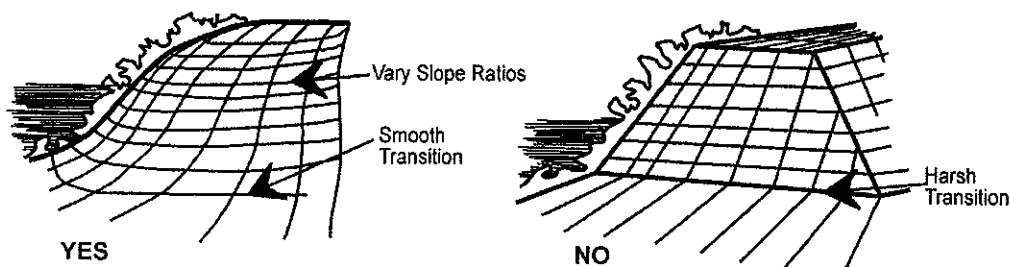
Figure 1 SITE GRADING SLOPES



Sloping at the property lines creates a smooth transition between projects and helps to retain the natural topography.

- b. Cut and fill slopes shall be rounded where they meet natural grade so that they blend with the natural slope (Figure 2).

Figure 2 SITE GRADING CUTS AND FILLS

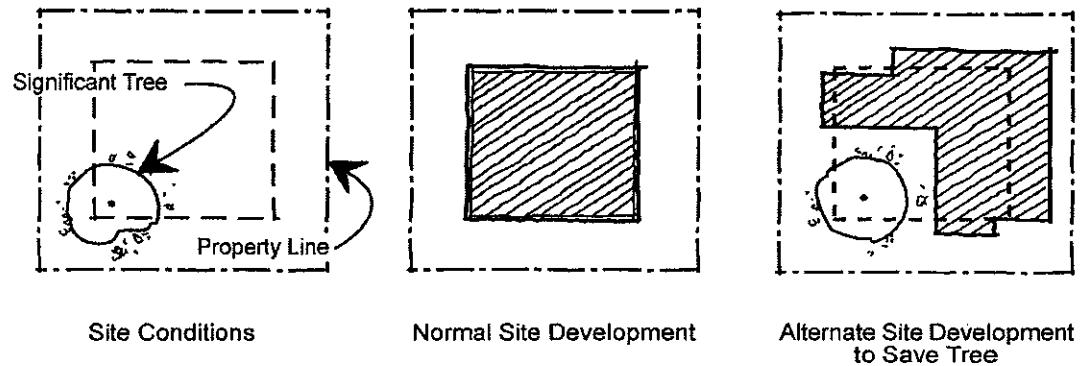


Rounding cuts and fills where they meet natural grade helps to blend with the natural topography.

2. Natural Features

- a. The area of any channel or wash which is to be retained in its natural state, improved as a non-concrete channel, or improved with a combination of natural materials and other materials such as stamped, patterned concrete, may be counted toward the requirements for open space within the proposed development.

Figure 3 PRESERVING NATURAL FEATURES



One example of how sensitive site design can help to preserve natural features.

3. Drainage

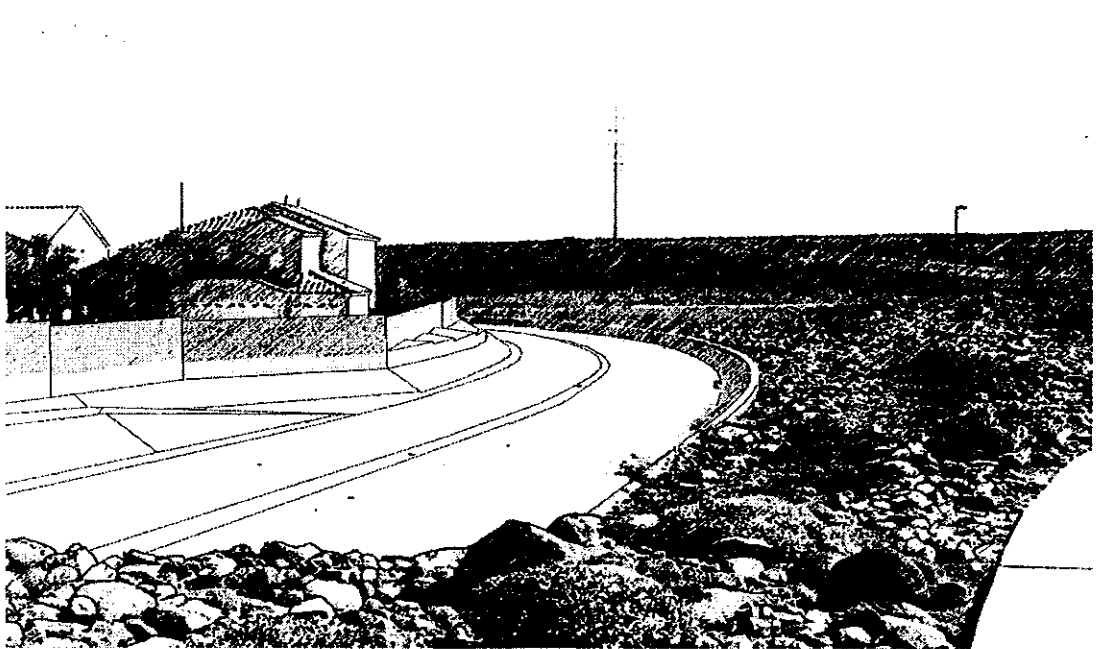
In order to provide a more natural appearance and to provide for the stabilization of natural channels when geotechnical conditions are favorable, drainage ways shall be lined with natural materials such as grass, soil, gravel, rock or other materials allowed by the Clark County Regional Flood Control District Hydrologic Criteria and Drainage Design Manual (HCDDM) as adopted by the City. The use of plain concrete for lining of drainageways shall be permitted only as part of a flood control plan or drainage study approved by the Public Works Department (Figures 4, 5 and 6).

Figure 4 NATURAL FLOOD CHANNEL



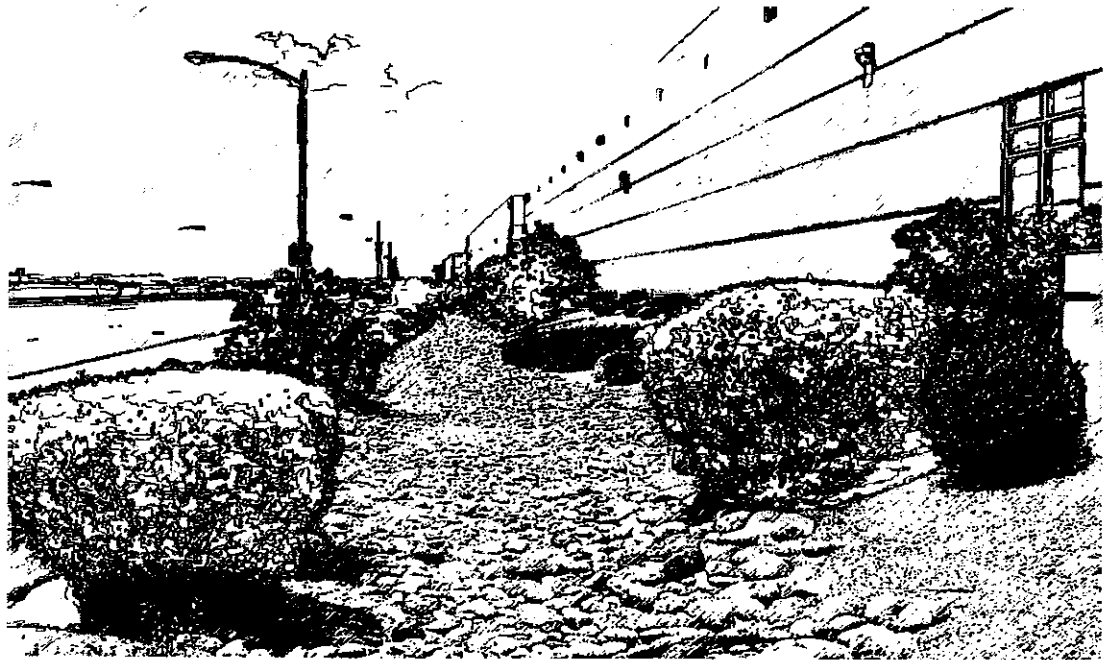
An example of the preferred use of natural materials in flood channel design.

Figure 5 CONCRETE FLOOD CHANNEL



An example of a less preferable usage of concrete in flood channel design.

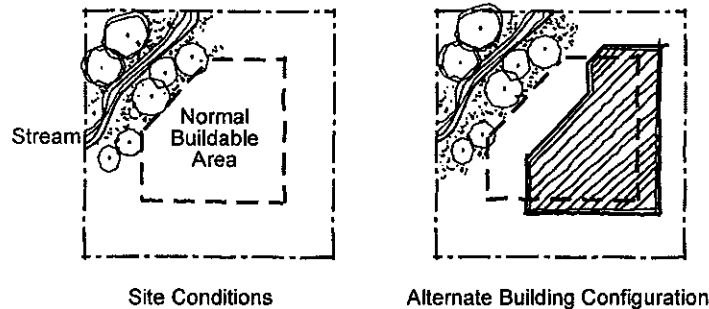
Figure 6 DRAINAGE SWALE



An example of a drainage swale enhanced with natural materials and landscaping.

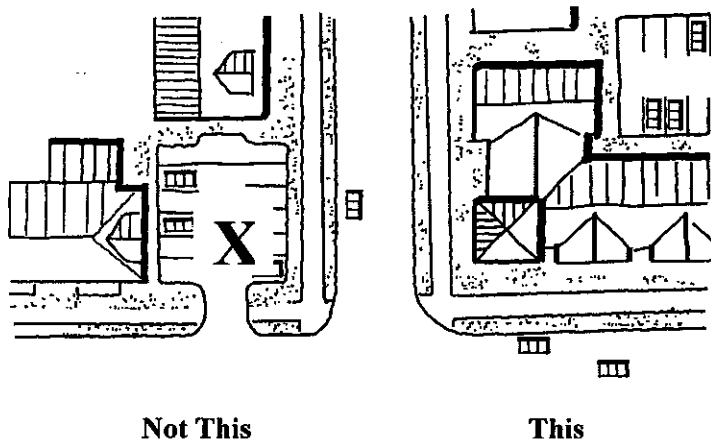
- a. All natural drainage channels on sites of fifteen net acres or greater in size shall be identified and shown generally on the site plan at the time of submittal of a Site Development Plan Review application. If it is expected that the Drainage Study will require improvements to existing drainage channels, or other on-site drainage facilities, the proposed preliminary design of such channels and of proposed structures such as weirs, drop structures or other appurtenant structures shall be shown on the site plan. Such structures shall be built of natural materials unless the applicant can demonstrate based on subsequent approved drainage study that to do so would be infeasible.
- b. When detention basins are utilized, they shall be integrated into the overall landscaping and site development plan of the proposed project. Such areas may be counted toward the open space requirements of the development.

4. Building Placement and Orientation

Figure 7 SITING OF BUILDINGS

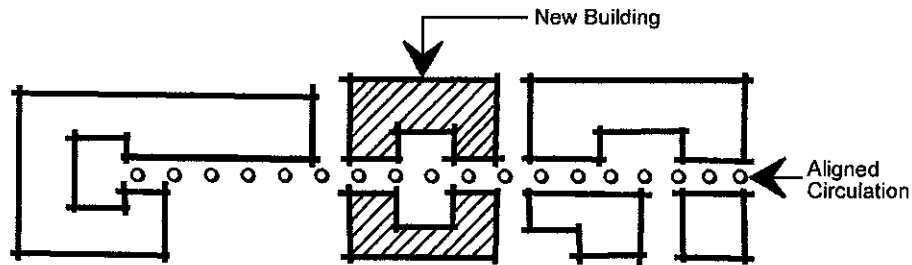
Site buildings in a manner that will lessen the impact on sensitive areas such as washes and slopes.

- a. Buildings on corner lots shall be oriented to the corner and to the street fronts and shall make a strong tie to the building lines of each street unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible. Parking and curb cuts shall be located away from corners (Figure 8).

Figure 8 CORNER LOTS

On corner lots, buildings must be oriented to the corner and the street front. Parking and curb cuts must be located away from the corner.

- b. Interconnected walkways and parking drives between buildings on the site and those of adjacent development, shall be used to provide for the safe and efficient movement of pedestrians, bicycles and vehicles within the site and between the site and adjacent development where feasible (Figure 9).

Figure 9 INTERCONNECTED WALKWAYS AND PARKING DRIVES

Building placement that permits good circulation for pedestrians, bicyclists and motorists.

- c. In order to develop and maintain a strong street edge, buildings for stand alone projects or individual pad developments associated with a larger commercial center, shall be located at the front of the site at the minimum setback line with the exception of additional width landscaping or a single drive through lane.

D. Bicycle, Pedestrian and Automobile Linkages and Circulation

The following standards are designed to reduce dependency on the automobile, reduce the number of daily trips by single occupancy vehicles, and preserve the capacity of existing roadways. Consideration shall be given to alternative transportation modes, such as bicycle and pedestrian ways and paths, and shall be included in site master planning.

1. **Integration of Bicycle and Pedestrian Paths**

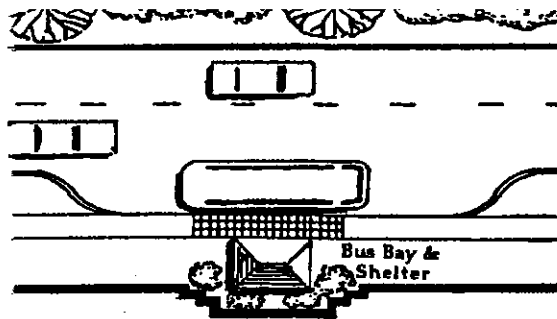
Provisions shall be made in all developments to integrate bicycle and pedestrian paths (as defined in the Trails Element of the City's Master Plan) that connect to adjacent developments and residential neighborhoods.

- a. Bicycle and pedestrian paths shall connect to existing facilities on adjoining projects.
- b. Easements and/or rights-of-way shall be provided for bicycle/pedestrian paths and vehicular travel between developments as necessary.
- c. Adequate bicycle parking facilities shall be provided for each development as determined by the Planning & Development Department.
- d. Bicycle and pedestrian paths constructed within the right of way shall be in accordance with any Bicycle/Pedestrian Plan as adopted by the City of Las Vegas.

2. Bus Turnouts

Bus turnouts and shelters shall be required where deemed necessary by the City Traffic Engineer. If shelters are provided they shall be installed behind the sidewalk area. Required turnouts may encroach into the perimeter landscape area and may require the granting of easements for placement and maintenance. Bus turnouts shall meet the Uniform Standard Drawings, Clark County Area, as adopted by the City (Figure 10).

Figure 10 BUS TURNOUTS

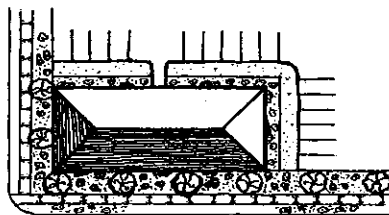


Bus shelters shall be integrated into the design of the development and landscaping and be installed behind the sidewalks so that pedestrian movement is not impeded.

3. Sidewalks

Sidewalks shall be provided along any facade featuring a customer entrance that exits into a parking area or travel lane. Sidewalks that abut ninety degree parking spaces shall be a minimum of eight feet in width in instances where vehicle wheel stops are not used between the parking space and the sidewalk curb, and five feet in width when vehicle wheel stops are installed. Such sidewalks shall be located at least six feet from the facade of the building to provide planting beds for foundation landscaping (Figure 11). Landscaping plans shall take into consideration site-specific geotechnical recommendations that may require additional protection to prevent infiltration of water into unsuitable soils.

Figure 11 BUILDINGS SEPARATED FROM PARKING AREAS



Foundation landscape areas and sidewalks shall be used to separate buildings from parking areas and travel lanes.

4. Internal Site Access

A continuous internal pedestrian and handicap accessible walkway shall be provided from the perimeter public sidewalk to the principal customer entrance. The walkway shall be distinguished from driving surfaces through the use of special pavers, bricks or patterned concrete, and raised slightly, to enhance pedestrian safety and the attractiveness of the walkway.

5. Paths Along Drainage Channels and Washes

Applicants are strongly encouraged to incorporate bicycle and pedestrian paths along drainage channels and washes. If maintenance roads for a channel are required, consideration should be given to designing them as multi-use facilities to accommodate maintenance vehicles, bicyclists and pedestrians. The design of such paths shall be approved by the Department of Public Works and the Planning and Development Department.

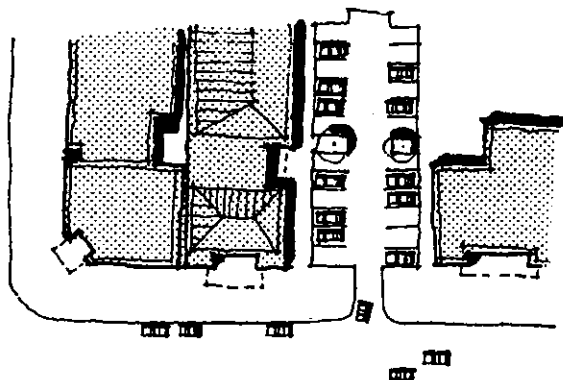
- a. A minimum ten-foot landscape area on each side of the channel shall buffer plain concrete drainage channels which do not incorporate bicycle and pedestrian paths or maintenance roads and which are visible from public view. Maintenance of the landscaping shall be the responsibility of the property owner, the developer, a business association or other similar organization, or by such other means as may be approved by the City.
- b. The area of any such paths and/or landscape areas along drainage channels and washes may be counted toward the open space requirements of the development.

E. Parking

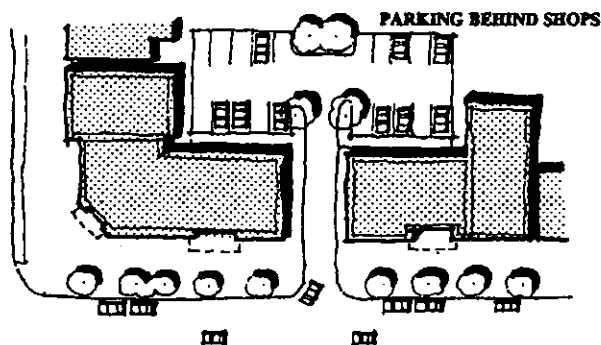
When the total number of parking spaces proposed for any development exceeds 1000, the applicant should give consideration to the construction of a parking structure as a means of reducing the amount of ground level parking area. Pedestrian linkages within large parking areas should be created by removing two adjoining parking spaces (one on each side of a row) to provide perpendicular passages between rows. Large parking lots of greater than 120 parking spaces should be divided into well-landscaped, small sub-area parking lots that contain 120 or fewer parking spaces.

1. Location of Parking

When buildings are located at the front of a site, all parking shall be located to the side or rear of buildings and away from the street front unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible. Parking lots shall not be permitted on street corners unless the applicant can demonstrate that by substantial and convincing evidence to do so would be infeasible (Figures 12 and 13).

Figure 12 PARKING TO THE SIDE

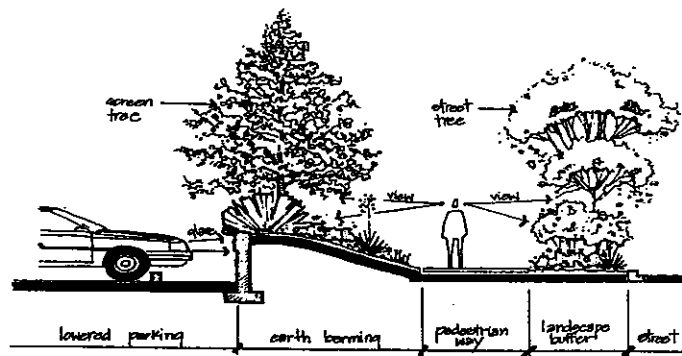
Parking, when located to the side or rear, allows buildings to be placed at the front of the development. This reduces the impact of parking on the pedestrian environment and creates a stronger tie between the buildings and the street and enhances the streetscape.

Figure 13 PARKING TO THE REAR

2. Parking Lot Screening

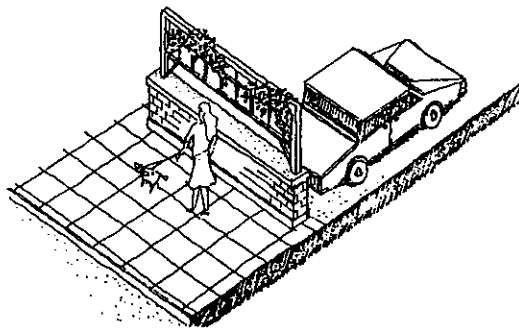
Parking lots shall be screened by buildings and/or landscaping. Any area of a parking lot which abuts a public street shall be screened by decorative walls, vegetation, landscaped berms, or any combination thereof placed within the setback area in such a manner as to provide a continuous screen. Such screening, wherever located within the setback area, shall be a minimum height of three feet above the finished grade at the rear of the setback area. Any area of a parking lot, which abuts a public street, shall be setback from the property line a minimum of fifteen feet (Figures 14 and 15).

Figure 14



Features such as lowered parking areas, landscaped earthen berms and additional landscaping strips are effective methods of screening parking areas from the street and enhancing the pedestrian environment and the streetscape.

Figure 15 LOW MASONRY WALL



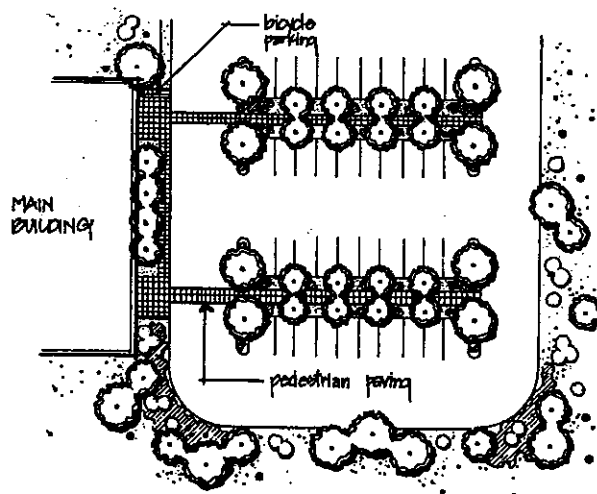
Revised September 2002

A low masonry wall with wrought iron on top makes an attractive and effective screen for parking lots.

3. Dividing Large Parking Lots

Buildings, walkways or landscaped areas not less than 15 feet wide shall delineate parking lot sub-areas. Parking shall not directly abut any building (Figure 16).

Figure 16 SUB-AREA PARKING



The size of parking areas must be reduced by the use of landscaped areas and pedestrian walkway, or separated by buildings.

4. Landscape Islands and Tree Requirements

Parking areas shall provide a minimum of one 24 inch box size tree (minimum trunk size of 1 1/2" caliper measured at 6" above the soil line) deciduous or evergreen shade tree for every six uncovered parking spaces, or fraction thereof, and be located in planters as described below. This requirement is in addition to all other required landscaping trees.

Landscape islands are required at the end of each and all parking rows and shall provide at least two 24 inch box shade tree per island pairs.

Only half of the trees provided at the end of row islands can be counted toward the minimum tree requirement per parking space. The following formula shall apply:

Total uncovered parking spaces = X

Total number of islands at the end of the rows = Y

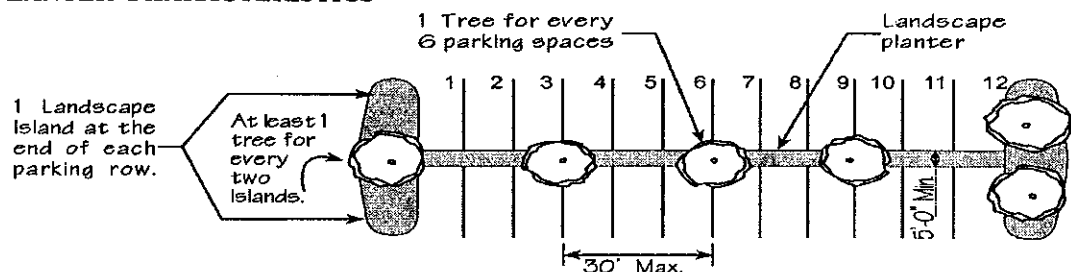
Total minimum number of trees required = $(X/6) + (Y/2)$

5. Landscape Island/Planter Characteristics

Landscape islands/planters shall have a minimum width of five feet clear distance between curbs for planting, and:

- Where parallel to the parking space, the length of the planter shall be equal to the length of the adjacent parking space. In this case, each planter shall provide at least one 24 inch box shade tree.
- Where separating two rows of parking, the length of the planter shall be equal to the length of the parking row. This type of planter shall provide a minimum of one 24 inch box shade tree no greater distance than every thirty feet on center.
- The planter islands shall include a minimum of five shrubs of five gallon, and a minimum five shrubs or plants of one gallon size minimum per each 24 in box tree provided.
- The planter islands shall include a two inch layer of ground cover or rock mulch.
- The parking lot planters shall be irrigated with drip irrigation only.

Figure 17 PLANTER CHARACTERISTICS



6. Wheel Stops

Wheel stops shall be used at every parking space that fronts a pedestrian walkway of five feet in width or less and/or a landscaped area. They shall be installed at a minimum of

two feet six inches from the face of the curb to effectively protect walkways, landscaping and/or signage (Figure 18).

Figure 18 WHEEL STOPS

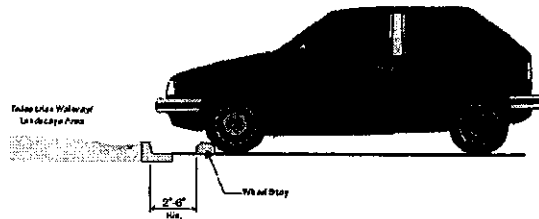
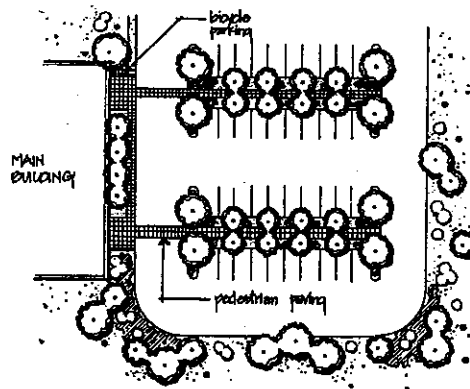


Figure 19 PEDESTRIAN WALKWAYS



Pedestrian walkways installed perpendicular to parking rows provide additional safe pedestrian movement across parking areas.

7. Standards Not to be Compromised

Standards shall not be compromised in order to achieve a greater number of parking spaces. All parking facilities shall be designed and constructed in accordance with the dimensions provided in Chapter 19.10.

F. Architectural Character and Materials

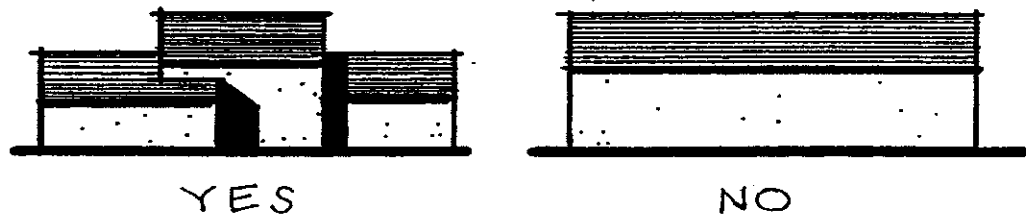
The purpose of these guidelines is not to dictate a particular architectural style for commercial development in the City, but to provide a set of guidelines and standards by which commercial development can be compatible with its surroundings and help to further the overall vision of development which has been established by the City. Building design, incorporating a base that ties the building into the ground, a midsection, and a top that terminates the building, is strongly encouraged (Figure 22).

1. Height, Bulk and Scale

- a. Box-like or single, monolithic forms must be relieved by variations in massing or articulation of facades. The perceived height and bulk of buildings shall be reduced by dividing the building mass into smaller scale components in order to relate to human scale. Buildings shall incorporate jogs, offsets or other architectural features to reduce the visual length of long walls. Variety and/or variation of roof lines is required to reduce the apparent size of commercial buildings and provide visual

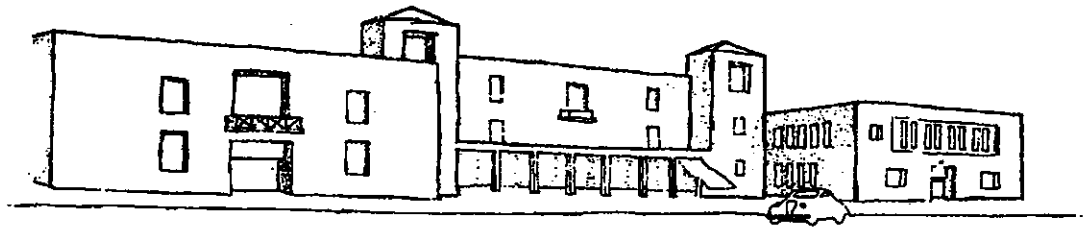
interest. Building surfaces over 20 feet high or 50 feet in length shall be relieved with a change of wall plane or by other means that provide strong shadow and visual interest (Figures 20 and 21).

Figure 20 BUILDING MASS



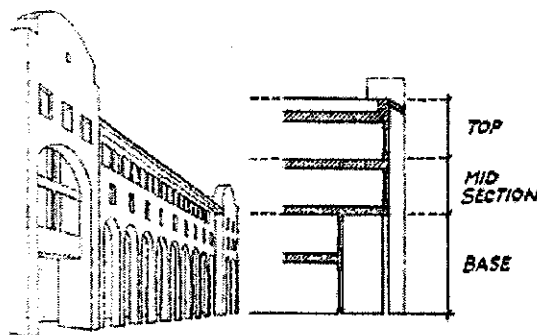
Perceived height and bulk can be reduced by dividing building mass into smaller scale components.

Figure 21 DIVIDING BUILDING MASS



A recessed courtyard is an effective way of dividing building mass into smaller parts.

Figure 22 THREE PART CONSTRUCTION



The building base should be a shaded element that establishes a strong connection to the ground and site. A covered walkway, arcade or other circulation element set in deep shadow and carefully integrated with the total building form is most desirable.

- b. Buildings shall be compatible with the scale of development allowed by the applicable land uses for the surrounding area as established at the time of application, and shall be sited and designed to provide a sensitive transition to nearby, less intensive areas.

- c. Projects on the edges of zoning districts shall be developed in a manner that minimizes the adverse impacts resulting from incongruous height, bulk and scale of large buildings. Alternatives to mitigate such impacts include, but are not limited to, siting and design, additional building setbacks or stepping back of upper floors, and the actual physical reduction of the height, bulk and scale of a project (Figure 23).

Figure 23 **UPPER FLOOR STEP BACKS**



Stepping back upper floors is one method of reducing the negative impacts of incongruous height, bulk and scale of larger buildings.

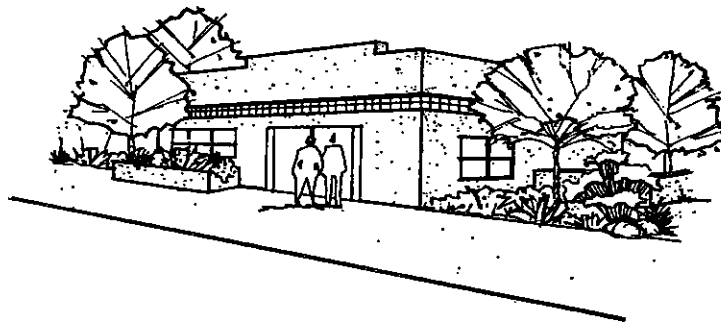
2. Exterior Materials and Finishes

- a. Buildings shall be finished in earth tone or neutral colors indigenous to the Las Vegas Valley and its surrounds. Black, white and bright colors are not acceptable except as trim or accent colors on architectural details. Fluorescent colors are prohibited. Materials shall be durable and highly suitable to the lower Mojave Desert environment.
- b. Durable materials to include, but not limited to, concrete or clay tile and architectural metal shall be used on all sloped roofs. Standard three-tab asphalt and fiberglass shingles, and wood shingles and shakes are prohibited.
- c. Stone, stucco, colored or exposed aggregate or textured finish concrete, decorative block and brick are the preferred materials for building exteriors. Simulated materials and building systems that provide a look that is similar to the preferred materials may also be acceptable.
- d. Highly reflective, shiny or mirror-like materials and unplastered exposed standard concrete, standard concrete masonry units and glazed tile shall not be used except as accents. Reflective glass at the pedestrian level is prohibited. Glass on the second floor and above shall not be greater than twenty two percent (22%) reflectivity so as not to reflect light and solar heat on other buildings, streets and sidewalks.
- e. Restraint shall be used in the number of different materials and colors selected.
- f. The use of neon or electric strip lighting to accent building edges or architectural details is not permitted within 300 feet of any residential district as measured from such lighting to the nearest residential property line.

3. Coherent Design

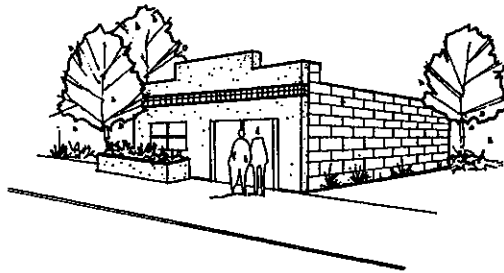
- a. All sides of a building shall be coherently designed and treated. A consistent level of detailing and finish is required for all sides of a building (Figures 24 and 25).

Figure 24 COHERENT DESIGN



Carrying the same level of detail and finish around all sides of a building provides for a more consistent design and higher quality of development.

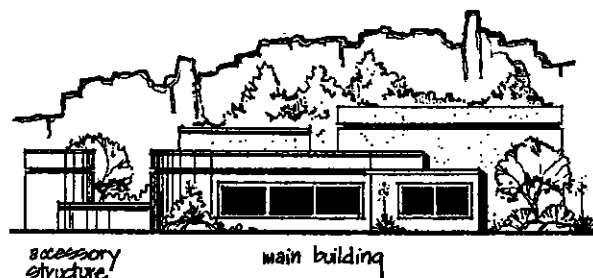
Figure 25 NON-COHERENT DESIGN



When the same level of detail and finish is not carried around all sides of a building there is a loss of consistency and cohesiveness in the design.

- b. Accessory structures shall have the character of the main building, using the same colors, materials and style (Figure 26).

Figure 26 ACCESSORY STRUCTURES



Accessory structures shall have the character of the main building and use similar design and materials.

- c. Any building design that utilizes a flat roof shall incorporate a parapet wall and/or cornice element on all sides of the roof.

4. Building Facade

The building design shall incorporate patterns and materials that provide visual interest. This shall be accomplished through the use of changes in color, materials and/or relief such as the inclusion of beltlines, pilasters, recesses, pop outs, etc. Flat, plain building walls are not acceptable. There should be a contrast in the size of solid area to window area. In general there should be more wall than window. Windows and large areas of glass should be recessed in shadow or otherwise contrast with the building facade (Figure 27). Large glazed areas should be divided into smaller parts by using mullions to express individual windows or groupings of windows. The use of arcades, covered walkways, awnings, and other shade devices is strongly encouraged to provide shade to protect pedestrians from the intense desert sun.

- a. Features such as windows and arcades shall total at least 60% of the length of any facade that abuts a public street.
- b. Lightly tinted or "Low-e" glass is acceptable and advisable. Mirrored and metallic tints are prohibited.

Figure 27 RECESSED WINDOWS



Windows that are recessed in shadow provide for a more interesting façade and help to reduce solar gain and reflection of glare.

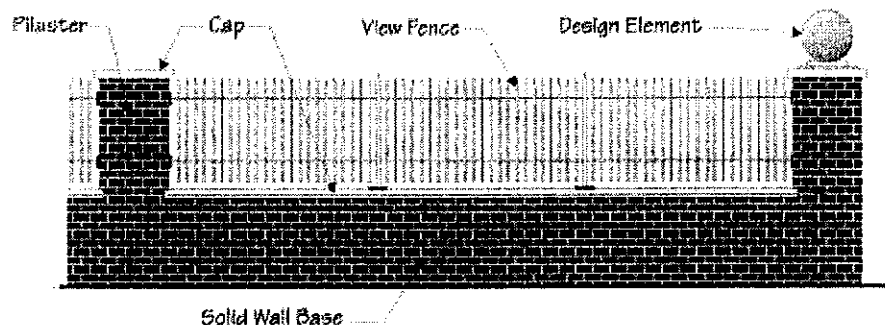
G. Fences, Walls and Screening

The following uses and equipment shall be screened from public view from all rights-of-way, pedestrian areas, and parking lots: Trash and refuse collection areas, mechanical equipment such as air conditioners, pumps and motors, propane tanks and other storage tanks, electrical equipment such as switching equipment and transformers, emergency generators, valves, vents and utility meters, satellite dishes, solar collectors, grouped mailboxes and any commercial project which abuts a residential property. Screening includes but is not limited to solid walls and landscaping of a density sufficient to screen the use.

1. Perimeter Walls

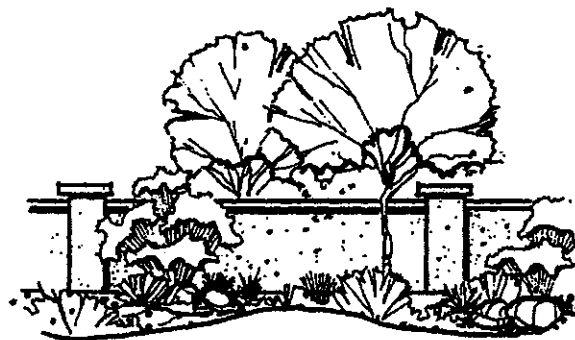
Perimeter walls, berms or fences, if used, shall be installed to a height of not less than 2 feet 8 inches and no greater than 6 feet (except as permitted elsewhere in this Title) as measured from the finished grade of the property enclosed by the fence or wall (except as required for traffic visibility). Acceptable decorative wall materials include, but are not limited to, stone, decorative block, slump stone, and wrought iron and shall have a minimum of 20 percent contrasting material. All walls shall include detail variations such as pilasters, decorative caps, decorative iron cutouts or fluted blocks. Pilasters, if used, shall have a maximum spacing of 24 feet on center (Figures 28 and 29). Perimeter walls, end walls, return walls and common area walls shall be decorative and shall be installed by the developer. All walls shall be maintained by the property owner, the developer, a business association, or other similar organization, or by such other means as may be approved by the City. To achieve design continuity, perimeter walls shall match the design of abutting walls. The established wall design shall be continued until the next street intersection. In cases where the existing wall is considered to be of unacceptable design by the Director, the design shall not be carried beyond the next street intersection, or a transitional wall area designed to soften the differences between walls shall be constructed.

Figure 28 TRANSPARENT WALLS



Walls can be transparent where appropriate, and constructed of iron and masonry for example.

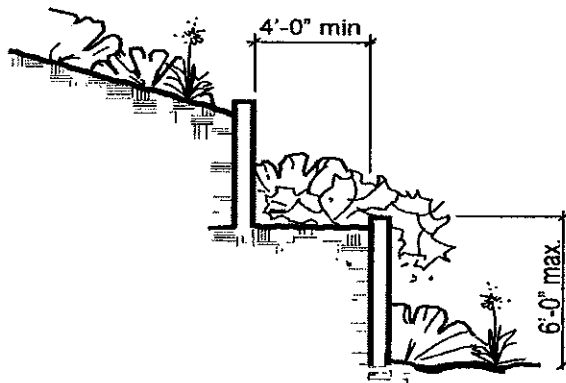
Figure 29 PERIMETER SCREENING WALLS



Perimeter screening walls must be decorative in nature. Pilasters and decorative caps are one means of achieving this.

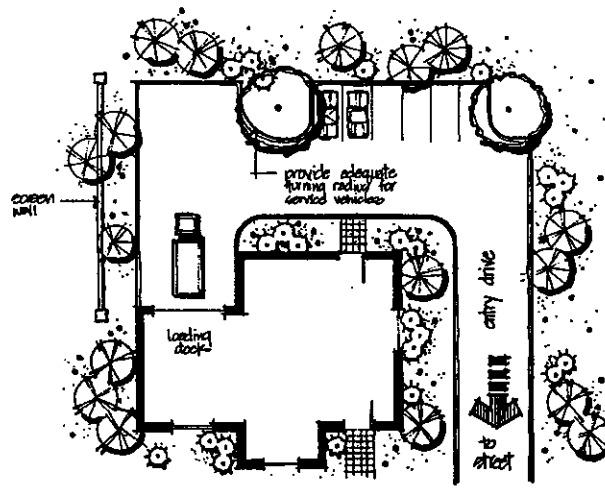
- a. Solid walls, a minimum of six feet in height, measured from the finished grade of the property enclosed by the fence or wall, shall be constructed on the property line(s) between any commercial development which abuts residential development.
 - b. All perimeter walls shall be sealed by an approved method to prevent the leaching or transmission of mineral deposits through the wall.
2. Retaining Walls
- a. Where retaining walls are used, and are in public view, they shall not exceed six feet (four foot preferred) in height measured from the finished grade of the property enclosed by the fence or wall. In instances where the topographic conditions justify, the overall height may exceed six feet by the use of more than one retaining wall, providing there is a minimum planting area of four feet between the walls, and no individual retaining wall exceeds six feet in height (Figure 30).
 - b. Acceptable materials for retaining wall construction include split face block, decorative block, slump stone, stone and colored or exposed aggregate or textured finish concrete.
 - c. In cases where the wall height exceeds six feet or there is more than one wall as described in paragraph 2(a) above, or both, a minimum of five five-gallon shrubs, and five one-gallon shrubs for each 20 feet of linear planting area shall be planted in the area between the walls and at the base of the lowest wall.

Figure 30 RETAINING WALLS



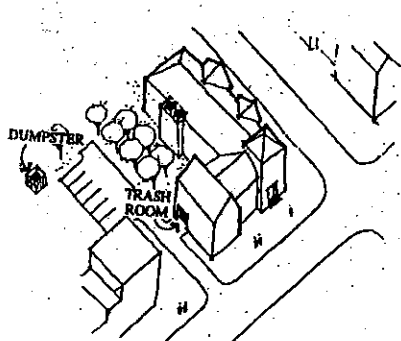
Stepping, or terracing, of high retaining walls helps to reduce the impact of the wall on personal comfort and increases visual interest.

3. Screening and Location of Building Services
- a. Service and loading zones shall be located to the rear, side or in an internal location where visibility from public rights-of-way and views from neighboring buildings and properties will be minimized (Figures 31 and 32).
 - b. Such areas shall be screened by the use of walls and/or dense landscaping that will serve as both a visual and a noise barrier. In no instance shall such walls be less than eight feet in height, and may be required to be higher depending on the use to be screened. Walls shall be architecturally integrated into the design of the development.

Figure 31 SERVICE AREA LOCATION

Service areas and loading zones must be located to the side, rear or an internal location to minimize views, odors and noise to neighboring properties and buildings.

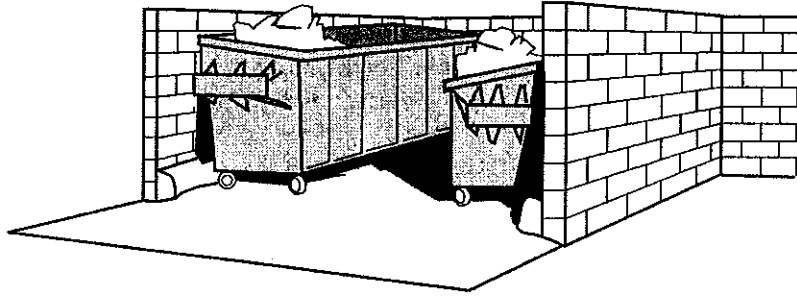
4. Refuse Collection Areas
 - a. Refuse collection areas and dumpsters of sufficient size and number for the needs of the development shall be provided.
 - b. They shall be located away from the street front and screened from view from rights-of-way, sidewalks, and abutting properties through the use of landscaping and screening. Trash enclosures shall be located behind the building setback line when adjacent to any single-family lot.
 - c. In no case shall a trash enclosure be located closer than 50 feet to a residential property line.

Figure 32 DUMPSTERS

Refuse collection areas and trash receptacles shall be located away from the street front and shall be screened from view of rights-of-way and sidewalks.

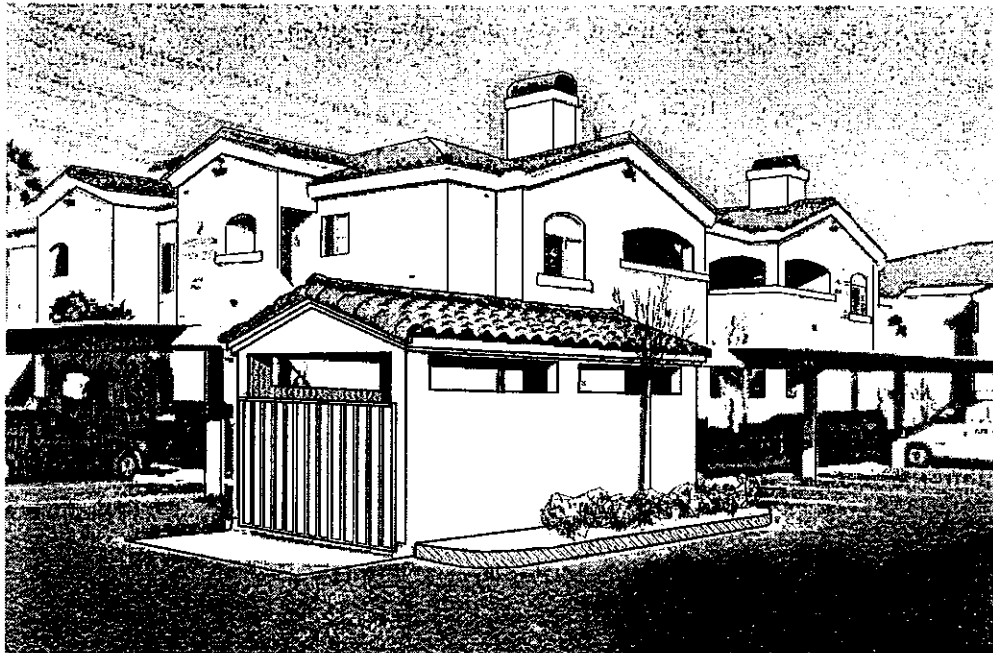
- d. Refuse collection areas and dumpsters shall be enclosed by walls a minimum of six feet in height, finished in the same manner as the main structures within the development and shall follow the same design theme and use similar materials to those used in the main structures. All such enclosures shall have solid metal gates, and shall have a roof (Figures 33 and 34).

Figure 33 **DISCOURAGED ENCLOSURE DESIGN**



Example of poor trash enclosure design with the structure located directly against single family housing and not shielded from view.

Figure 34 **ENCOURAGED ENCLOSURE DESIGN**



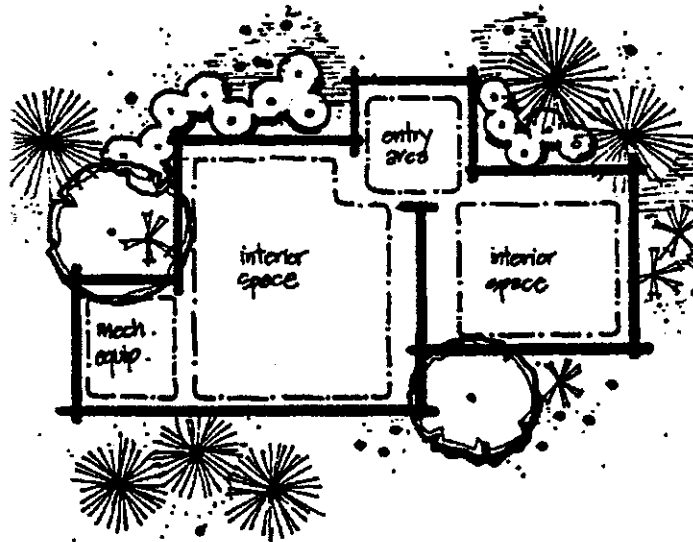
Excellent example of a trash enclosure which is fully enclosed and roofed using the same design theme and materials similar to those used in the main structures.

5. Mechanical and Electrical Equipment

In the initial design stage of a development project, mechanical and electrical equipment should be incorporated into the architectural form and layout of the proposed building to reduce the need for screening (Figure 35).

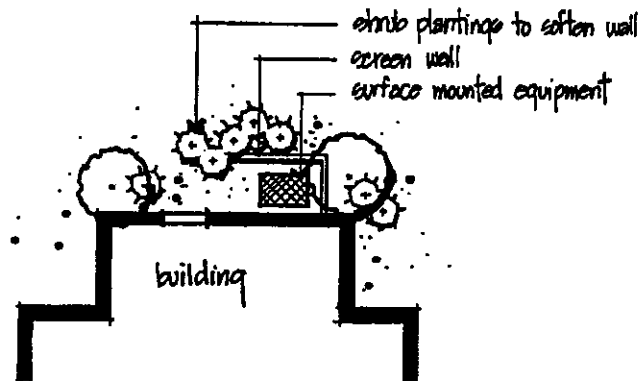
- a. Mechanical and electrical equipment, solar collectors, satellite dishes and any other communications equipment, excluding communications towers and antennas, shall be concealed from view of public rights-of-way and neighboring properties from street level within 100 feet of the property boundary. Communication antennas shall be of a design, and installed in such a manner, as to blend in with the architecture and design of the building on which they are mounted. Where reasonable height parapet or screen walls are insufficient to provide screening, all equipment shall be painted in a neutral color to blend with roofing materials.

Figure 35 MECHANICAL EQUIPMENT SCREENING

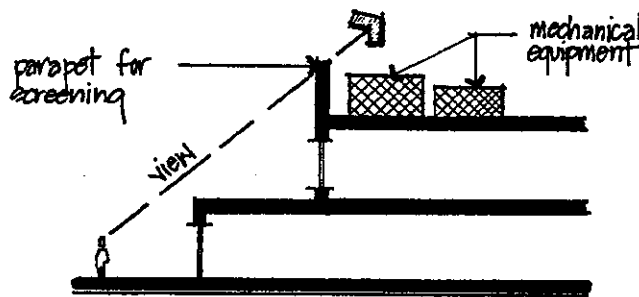


Consideration needs to be given to incorporating mechanical and electrical equipment into the architectural form and layout of proposed buildings to reduce the need for screening.

- b. Ground and wall mounted mechanical and electrical service equipment such as utility boxes, valves, gas and electric meters shall be screened from public view with materials architecturally compatible with the finishes and character of the principle structures within the development or through the use of shrubs and landscaping and shall be screened to the height of the tallest equipment and/or integrated with the building design (Figure 36).

Figure 36 GROUND MOUNTED MECHANICAL EQUIPMENT

Ground mounted mechanical and electrical equipment shall be screened from view with landscaping or walls that match the design of the primary buildings within the development.

Figure 37 FLAT ROOF MOUNTED MECHANICAL EQUIPMENT

Mechanical and electrical equipment mounted on flat roofs shall be screened from view by a parapet wall or architectural feature that goes around all sides of the building.

6. Materials

- a. Unless otherwise approved as part of an overall development plan, the following materials shall not be acceptable for use as screening or perimeter walls.
 - Chainlink or open wire fencing (except as temporary construction fencing).
 - Razor wire or barbed wire.
 - Corrugated metal.
 - Bright colored plastic.
 - Untextured or unfinished concrete or block (CMU) walls.

7. Mechanical Equipment on Sloped Roofs

- a. With the exception of solar panel equipment, no mechanical equipment shall be mounted on or attached to any sloped roof.
- b. When mounted on sloped roofs, solar panel equipment, with the exception of the solar collection cells, shall match the roof in color and appearance. Panels shall be mounted directly to the roof plane and be integral to the roof design. Roof

mounted hot water storage systems shall not be visible from neighboring properties or public rights-of-way.

8. Outside Storage Areas

- a. Outside storage areas shall be screened by solid walls. All such walls shall be similar in design and materials to the main buildings or match other screening walls on the site.

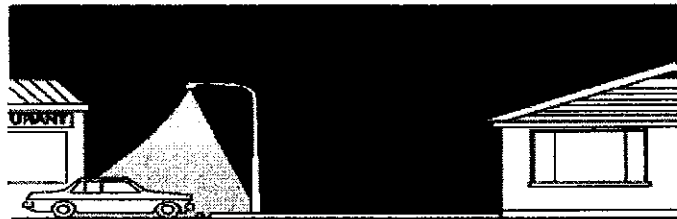
H. Lighting

Appropriate levels of lighting shall be provided to create adequate visibility and safety at night (does not apply to public street lighting). A detailed photometric lighting plan prepared by a licensed electrical engineer shall be submitted at the time of application and shall include, but not be limited to, types and styles of lighting fixtures and location of lighting fixtures. Warm lighting colors are encouraged. The height of light fixtures should be in proportion to the building mass. Light pole heights no greater than 20 feet are strongly encouraged. Along walkways, low-level lighting (i.e., below eye level) that directs light downward onto the ground surface is encouraged (Figure 39).

1. Light Intensity

Exterior lighting shall be of low intensity and be of a cutoff variety so that light will not spill out onto surrounding properties or project above the horizontal plane of the light source (Figure 38).

Figure 38 CUTOFF LIGHTING



Provide lighting in parking areas:

- that does not glare into adjacent properties;
- that is related to parking lot design and circulation;
- and is compatible with the scale of adjacent buildings.

2. Light Colors

The blue-white colors of fluorescent and mercury vapor lamps shall be prohibited for exterior lighting.

3. Light Levels

The amount of light produced by exterior light sources shall be reduced to that necessary to maintain a minimum comfort level for safety and security purposes. In parking lots,

light shall not exceed an average of 2.0 foot-candles. Light shall not exceed an average of 0.2 foot-candles at a residential property line.

4. Location of Lighting

Lighting shall be installed within the landscaping areas.

5. Height of Fixtures

The height of light poles shall not exceed 30 feet, with the exception of parking lots of 15 acres or greater in size where taller light poles will be considered, to a maximum height of 40 feet.

6. Style of Fixtures

Lighting fixtures, including poles and base, shall be compatible with the architectural character and color of the proposed development.

7. Wall Mounted Lights

Wall mounted lights shall be directed downward. Soffit mounted light fixtures shall be recessed in the soffit or otherwise fully shielded from view from any property line. Ground mounted or other upward directional lighting will be permitted only where some form of shielding or light baffling is provided to create a soft, uniform light quality and minimize light spillage beyond the trees, landscaping, walls or signs being illuminated.

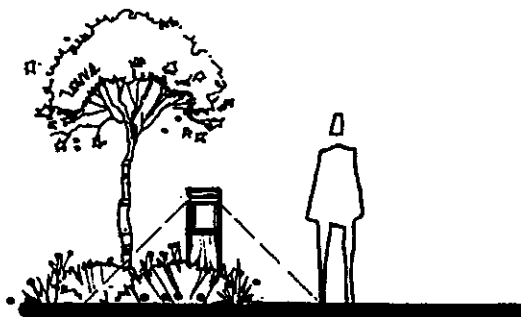
8. Pedestrian Lighting

The design of the fixtures shall be compatible with the overall design of the development and shatterproof lamp coverings shall be used. The fixtures shall be placed to minimize glare and shall be located as to not present hazards for pedestrians or vehicles.

9. Maintenance

All approved lighting shall be continuously maintained in a working manner.

Figure 39 INTEGRATED LIGHT FIXTURES



Lighting fixtures must be integrated into the landscaping and compatible in design with the architectural character of the proposed development.

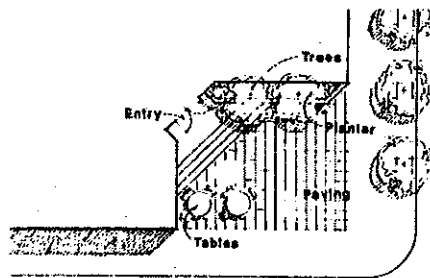
I. Pedestrian Open Spaces and Plazas

1. Plazas Required

Outdoor pedestrian open spaces and plazas provide shade, opportunities for rest and relief from traffic and noise as well as areas for additional outdoor activities such as vending and dining. Commercial developments shall provide pedestrian open spaces and plazas in relation to the size of the development and shall include designs for such areas in the site plan. Such areas shall be interspersed throughout the development (Figure 40).

- a. Commercial developments shall provide public open space and plaza areas in accordance with this section.
- b. Developments of five acres in size or greater shall provide a minimum of 50 square feet of plaza space for each one acre of gross land area.
 - i) Such plaza spaces shall be in addition to any such spaces provided by individual tenants or businesses for the use of their customers.

Figure 40 PEDESTRIAN OPEN SPACES



Pedestrian open spaces and plazas provide opportunities for rest, relief and shade and must be incorporated into every new large commercial development.

2. Integration of Open Spaces

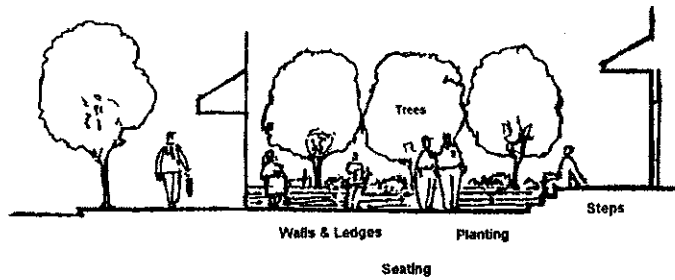
Pedestrian open spaces and plazas shall be integral to the overall design of the proposed commercial development and shall be located in areas of high pedestrian traffic in such a manner to be convenient and readily accessible. Such spaces shall remain open and accessible during normal hours of operation.

3. Site Amenities

Site amenities, including but not limited to benches, pergolas, landscaped arbors, artwork and water features shall be incorporated into the design of each pedestrian open space/plaza (Figure 41).

4. Minimum Size

The minimum size for any individual pedestrian open space shall be 250 square feet.

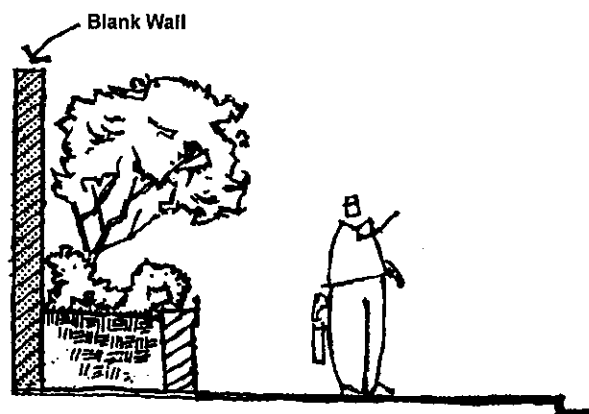
Figure 41 PEDESTRIAN OPEN SPACES

A combination of various elements makes for a successful pedestrian open space.

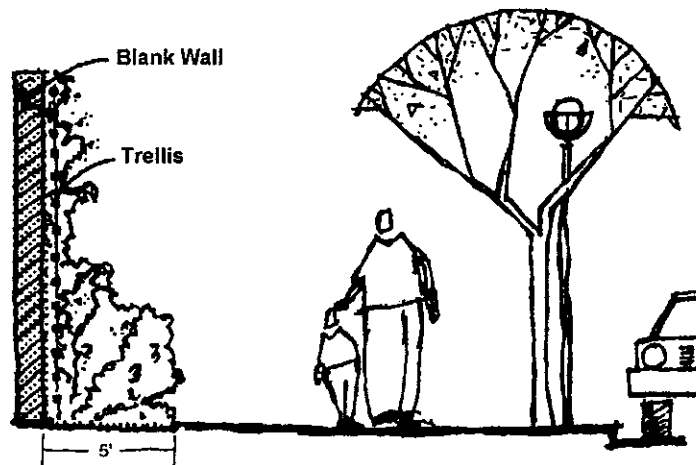
5. Landscaping of Plazas

Any pedestrian open space/plaza that abuts a blank wall shall include a minimum five-foot wide landscaped area next to the wall to soften and screen the wall and increase pedestrian comfort and interest (Figures 42 and 43). Landscaping plans shall take into consideration site-specific geotechnical recommendations that may require additional protection to prevent infiltration of water into unsuitable soils. Applicants are strongly encouraged to design the outside wall of planters in such a manner that they might also be used for seating.

- a. Landscaping for the above purpose shall reach a minimum height at maturity of five feet.
- b. If such landscaping is installed within a raised planter the height of the planter shall not exceed 2'6" in height and the height of the planter may be included in measuring the minimum height of the required landscaping.

Figure 42 PEDESTRIAN OPEN SPACES

Blank walls that abut pedestrian open spaces must be softened through the use of various landscaping elements such as raised planter beds and trellises.

Figure 43 PEDESTRIAN OPEN SPACES

A minimum five-foot wide landscaped area must screen blank walls that abut pedestrian open spaces/plazas.

Ord 5638
11/19/03

TABLE 3 COMMERCIAL DISTRICT DEVELOPMENT STANDARDS

STANDARD	P-R	N-S	O	C-D	C-1	C-2	C-PB
Min. Site Area to Rezone	NA	NA	NA	NA	NA	NA	20 Ac
Min. Lot Width (ft.) ⁴	60	100	100	100	100	100	100
Min. Front Yard Setback (ft.) ⁴	20	25	25	25	20	20	20
Min. Side Yard Setback (ft.) ⁴	5	10	10	10	10	10	10
Min. Corner Side Yard Setback (ft.) ⁴	15 ³	15	15	15	15	15	20
Min. Rear Yard Setback (ft.) ^{1,4}	15	25	15	25	20	20	15
Max. Lot Coverage ⁴	50%	30%	30%	30%	50% ⁶	50%	50%
Max. Building Height (ft.) ^{1,2,4,5}	2 stories or 35 feet, Whichever is less				none	none	none

Notes:

1. **Rear Yard Setback, Height** - Rear yard setbacks and building heights may be affected by the Residential Adjacency requirements in Section 19.08.060.
2. **Height**
 - a. **Non-Residential Building Height When Adjacent to Residential.** See Section 19.08.060 (B).
 - b. **P-R and O Districts.** The maximum building height in the P-R and O Districts is two stories or 35 feet, whichever is less.
 - c. **C-D District.** Unless otherwise approved by the City Council in a Site Development Plan, building heights in the C-D District shall not exceed:

Ord 5738 12/15/04

- (1) One story or twenty feet, whichever is less, for parcels that front on Charleston Boulevard between Rancho Drive and Valley View Boulevard;
- (2) Two stories or thirty-five feet, whichever is less, for all other parcels.

Ord 5738 12/15/04 **d. C-1 and C-2 Districts.** For parcels that are located within the C-1 and C-2 Districts, but are outside the Neighborhood Revitalization Area, the maximum building height for mixed-use development is ten stories, or one hundred fifty feet, whichever is less. For purposes of the foregoing, development is ten stories, or one hundred fifty feet, whichever is less. For purposes of the foregoing, the "Neighborhood Revitalization Area" means the area so designated in the Las Vegas 2020 Master Plan adopted by Ordinance No. 5250, as the boundaries of that area may be amended from time to time.

Ord 5738 12/15/04 **e. C-PB District.** The maximum building height in the C-PB District is five stories or eighty-five feet, whichever is less. For parcels of land located within a C-PB Zoning District that is contiguous to or within two hundred feet of a freeway or expressway, the maximum building height shall be six stories or one hundred feet, whichever is less. Notwithstanding the above, in the case of permitted commercial and retail uses, the maximum building height shall be two stories or thirty-five feet, whichever is less.

Ord 5738 12/15/04 **f. Exemptions.** Chimney and vent stacks, roof structures for the use of elevators, stairs, tanks, ventilation, and similar necessary mechanical equipment, visual screens which surround mounted mechanical equipment, skylights, whip and mounted antennas and flag poles up to 40 feet in height may be erected above the required height limits. In no case shall structures above the permitted height limit be constructed for the purpose of providing additional floor space.

g. Height along Certain Streets. For additional building height restrictions along streets classified as collector or larger, see Section 19.08.030(C).

- 3. **P-R District** - A development in the P-R District which is a conversion from an existing residential structure may maintain the existing setbacks. Any additions may also be constructed to the existing established corner setback.
- 4. **Downtown Overlay District** - All structures in the Downtown Overlay District are exempted from the automatic application of the height limitations, required setbacks and lot coverage requirements specified in this chapter. However, the exemption does not prohibit the City Council from imposing similar or equivalent limitations in connection with the approval of a Site Development Plan in accordance with Subchapter 19.06.060.
- 5. **Gaming Enterprise Overlay District** - All licensed gaming establishments within the Gaming Enterprise District are exempted from the automatic application of any height limitations specified in this chapter. However, the exemption does not prohibit the City Council from imposing a similar or equivalent height limitation in connection with the approval of a Site Development Plan.

6. **C-1 District.** Senior citizen apartments and mixed-use developments that exceed the permitted lot coverage limitation may be permitted upon approval of a Special Use Permit in accordance with Sections 19.04.050 and 19.18.060. In addition, a mixed use development shall be subject to all of the following requirements:
 - a. The mixed-used development must contain both residential and commercial uses in the same structure.
 - b. Commercial uses shall be located at the front yard setback facing the public right-of-way; and
 - c. The residential units shall be located at or above the second story of the mixed-use structure.

J. Landscaping

Landscaping shall be provided in all commercial districts in accordance with Chapter 19.12 and any approved Site Development Plan. Development in the Downtown Overlay District shall be exempt from the automatic application of the requirements of Chapter 19.12.

K. Waivers

1. Requirements

The requirements as found in Section 045 of Chapter 8 of Title 19 are minimum standards that shall be satisfied. The Planning Commission or City Council may grant a waiver to these requirements if it can be shown by the applicant through convincing and substantial evidence that any waiver of these requirements will not compromise the objective of the City in safeguarding the interests of the citizens of the City, the proposed project will substantially meet the intent of these requirements and the granting of such waiver will not detrimentally affect the public health, safety or general welfare.

2. Decision and Appeal

A decision by the Planning Commission to deny a waiver application becomes final and effective at the expiration of 10 days after the date of the decision unless, within that period, the applicant appeals the decision to City Council by written request filed with the City Clerk.

Ord 5508
9/18/02

19.08.050 INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS

A. Table

Except where noted otherwise, the maximum site area, minimum lot width, minimum building setbacks, maximum lot coverage and maximum building height for uses in each industrial zoning district shall be governed by the dimensional standards in Table 3 below. Explanatory notes for provisions in Table 3 are provided.

B. General Standards For Industrial Districts

1. **Accessory Structures.** Accessory structures within any industrial district shall conform to the following:
 - a. **Timing of Placement.** Accessory structures shall not be established or constructed on a site prior to the start of construction of the principal structure on that site, except that construction trailers may be placed on a site at the same time clearance and grading begins. Construction trailers may remain on the site only for the duration of construction.
 - b. **Height.** Accessory structures shall not exceed the height of the principal structure and shall be subject to the residential adjacency standards set forth in Subchapter 19A.08.060.
 - c. **Size and Coverage.** Accessory structures shall not exceed the aggregate floor area of the principal structure. In zoning districts in which lot coverage provisions exist, the aggregate total of the ground floor areas of all structures shall not exceed the percentage of lot coverage permitted in that zoning district.
 - d. **Side and Rear Yards.** Accessory structures are permitted in the rear and side yard areas as follows:
 - 1) Detached accessory structures in the rear yard area must be located a minimum distance of eight feet from the side and rear property lines.
 - 2) Detached accessory structures shall not be located within the required perimeter landscaping on a site, or in such a manner as to interfere with required on-site parking or driveways.
 - e. **Front Yards.** Accessory structures are not allowed within the front yard area.
 - f. **Appearance.** Accessory structures shall be designed to be architecturally compatible with the principal structure on the site.

2. **Landscaping.** Landscaping shall be provided in all industrial districts in accordance with Chapter 19A.12 and any approved Site Development Plan and ordinance applicable to a specific site. Development in the Downtown Overlay District shall be exempt from the automatic application of the requirements of Chapter 19A.12.
3. **Access**
 - a. **Frontage Access to Street.** All lots or parcels shall have frontage upon a public street; provided however, lots within a recorded Final Map or parcel map may provide access easement
 - b. **Private Access Drives.** All private access drives must be fully improved in accordance with applicable improvement standards adopted by the city.
 - c. **Approval of Points of Access.** All points of ingress and egress to industrial use from a public street must first be approved in connection with the approval of a site Development Plan, Traffic Study or other development approval.
4. **Lighting.** Outdoor lighting shall comply with the following standards:
 - a. All outdoor lights shall be hooded or shielded so as to confine emitted light to the property on which the light is located.
 - b. The following types of lights are prohibited:
 - 1) Any unshielded light source where the light source mechanism can be seen within the normal range of vision from any residential property;
 - 2) Any light which creates glare observable within the normal range of any public right-of-way or glare that creates a safety hazard;
 - 3) Any light which resembles an authorized traffic sign, signal or device, or which interferes with, misleads or confuses vehicular traffic.
5. **Fences and Walls.** Fences and walls are permitted in industrial districts as follows:
 - a. Unless otherwise permitted or required, walls and fences constructed adjacent to any residential zoning district shall conform to the height limitations of the adjacent residential zone, or as required in an approved Site Development Plan. In all other cases, there is no specific height limitation. However, all walls and fencing must meet the applicable Uniform Building Code requirements and shall conform to the policies and requirements established in the Design Standards manual, and the Landscape, Wall and Buffer Standards, in the versions adopted by the City Council.
 - b. The height of walls/fences which are required by condition of approval of a Site Development Plan or other zoning related application, shall be measured from the side of the fence with the least vertical exposure above the finished grade.

- c. The use of razor wire, barbed wire or similar fencing materials shall comply with the standards set forth in the most recent edition of the Uniform Building Code, as adopted by the City.
- 6. **Grading.** No lands shall be graded or the natural ground surface otherwise disturbed so as to create a dust nuisance, except for clearing of weeds and debris, unless the developer has complied with the following:
 - a. A tentative map has been approved and a final map has been submitted for that portion of the site proposed to be graded; or
 - b. A Site Development Plan has been approved for the site and plans have been submitted for Building Permits.
- 7. **Dust and Dirt.**
 - a. **Processing.** No manufacturing process shall be operated so as to emit into the atmosphere any dust or dirt.
 - b. **Outdoor surfaces.** All outdoor storage areas shall be established and maintained with a surface which precludes the raising of dirt and dust into the atmosphere.
- 8. **Odor and Waste.** Uses shall be conducted in a manner which complies with applicable laws and regulations concerning odor and waste disposal, and does not create a nuisance.

Table 4. Industrial District Development Standards

STANDARD	C-M	M ³
Min. Site Area to Rezone	NA	NA
Min. Lot Width (ft.) ⁴	100	NA
Min. Front Yard Setback (ft.) ⁴	10	10
Min. Side Yard Setback (ft.) ⁴	10	10
Min. Corner Side Yard Setback (ft.) ⁴	10	10
Min. Rear Yard Setback (ft.) ^{1,4}	20	0
Max. Lot Coverage ⁴	NA	NA
Max. Building Height (ft.) ^{1,2,4,5}	None	None

Notes:

- 1. **Rear Yard Setback Height** - Rear yard setbacks and building heights may be affected by the Residential Adjacency requirements in Subchapter 19A.08.060.
- 2. **Height**
 - a. **Non-Residential Building Height When Adjacent to Residential.** See Subchapter 19A.08.060 (B).

- b. **Exemptions.** Chimney and vent stacks, roof structures for the use of elevators, stairs, tanks, ventilation, and similar necessary mechanical equipment, visual screens which surround mounted mechanical equipment, skylights, whip and mounted antennas and flag poles up to 40 feet in height may be erected above the required height limits. In no case shall structures above the permitted height limit be constructed for the purpose of providing additional floor space.
 - c. **Height Along Certain Streets.** For additional building height restrictions along streets classified as collector or larger, see Section 19A.08.030(C).
- 3. **M District** - Where a property in an M District is adjacent to, or across the street from, a residential district, the minimum setback from the property line or the street right-of-way line shall be 50 feet. The setback area shall be maintained free and clear of all buildings or industrial uses except that this area may be used for parking. This may include parking for industrial equipment and vehicles if parking areas are completely screened from any residential view.
 - 4. **Downtown Overlay District.** All structures in the Downtown Overlay District are exempted from the automatic application of the height limitations, required setbacks and lot coverage requirements specified in this chapter. However, the exemption does not prohibit the City Council from imposing similar or equivalent limitations in connection with the approval of a Site Development Plan in accordance with Subchapter 19A.06.060.
 - 5. **Gaming Enterprise Overlay District.** All licensed gaming establishments within the Gaming Enterprise District are exempted from the automatic application of any height limitations specified in this chapter. However, the exemption does not prohibit the City Council from imposing a similar or equivalent height limitation in connection with the approval of a Site Development Plan.

19.08.060 RESIDENTIAL ADJACENCY STANDARDS

A. Applicability

- 1. Except as otherwise provided in Paragraph (3) of this Subsection (A), development of the following property shall conform to the residential adjacency standards set forth in this Section:
 - a. All property to be developed for nonresidential use that is located adjacent to residential property which is either developed for sale or designated for such development in the General Plan; and
 - b. All property to be developed for multi-family residential use that is located adjacent to either single-family residential property or property which is designated for such development in the General Plan.

Bill 2005-10
3/16/05

Bill 2005-10
3/16/05

2. For purposes of this Subchapter:

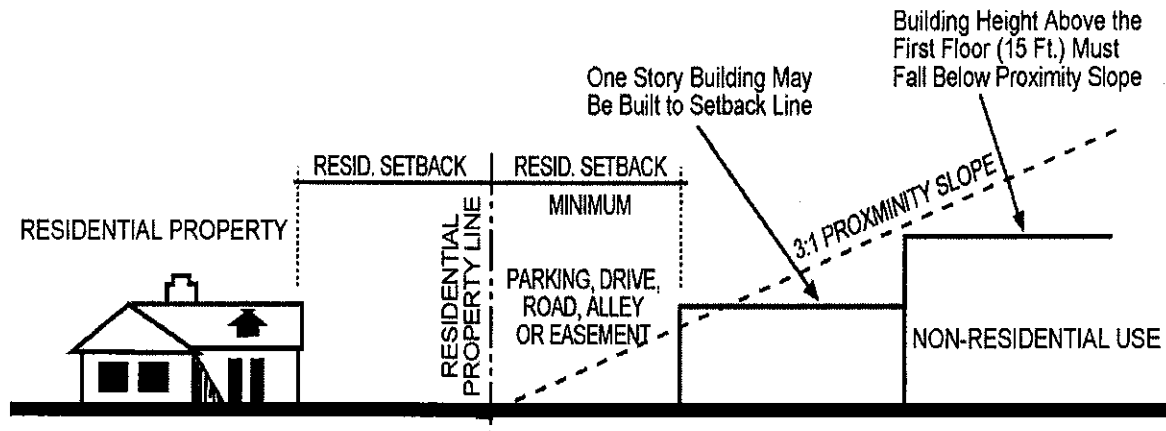
- a. Property is "adjacent" to other property if the properties share a common property line or are separated only by a street right-of-way or easement.
 - b. "Property subject to the standards for this Section" means the property that is described in Paragraph (1) of this Subsection (A) that must conform to the residential adjacency standards of this Section.
 - c. "Protected property" means residential property that is developed for sale or designated for such development, and single-family residential property, as those types of property are described in Paragraph (1) of this Subsection (A).
- 3. Property located within the boundaries of the Downtown Overlay District, as described by ordinance, is not subject to the residential adjacency standards set forth in this Section.**

B. Building Height And Setback Requirements

1. Proximity Slope.

- a. Except as otherwise provided in this Section B, no building subject to the standards of this Subchapter shall exceed the height of a line drawn from the property line of a protected property at a 3:1 slope directly into the property subject to the standards of this Subchapter (see Figure 6 below). For example, a 100 foot high building must be set back 300 ft. from the property line of the protected property, if both the property line of that property and the grade of the building subject to the standards of this Subchapter are at the same elevation. The Proximity Slope limitation contained in this Paragraph (a) applies to architectural projections above rooflines.
- b. The Proximity Slope limitation contained in Paragraph (a) does not apply when non-residential buildings, such as schools and churches, are built on the protected property.
- c. Notwithstanding the Proximity Slope limitation contained in Paragraph (a), a one story building up to 15 feet in height may be constructed to the applicable setback line that is established for the zoning district in which the property subject to the standards of this Subchapter is located or which is established by Subsection (4) of this Section (B).

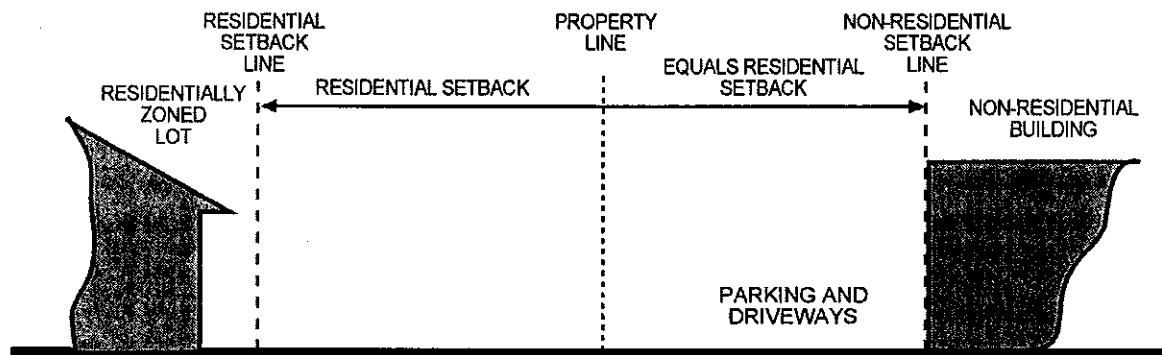
FIGURE 6 RESIDENTIAL PROXIMITY SLOPE



2. **Changes in Grade.** Notwithstanding the Proximity Slope limitation contained in Paragraph 1 (a) above, if the natural slope of the ground rises or falls from the point of origin of the slope line, the actual building height may be greater or lesser by the difference in grade.
3. **Exceptions.**
 - a. The following structures may project a maximum of 12 feet above the Proximity Slope:
 - 1) Chimney and vent stacks.
 - 2) Roof structures for the use of elevators, stairs, tanks, ventilation and similar necessary mechanical equipment.
 - 3) Visual screens which surround mounted mechanical equipment.
 - 4) Skylights.
 - 5) Whip and mounted antennas.
 - b. Church steeples, utility transmission lines and towers, and municipal utility facilities such as water towers are exempt from the maximum height provisions.
4. **Building Setback.** In addition to the required building setback line, no building setback on property subject to the standards of this Subchapter shall be less than the required building setback for the protected property (see Figure 7 below).
5. **Waiver.** The requirements of this Section (B) may be waived by the City Council for:

- a. Any multi-family residential project that is intended to meet the affordable housing objectives of the General Plan if the City Council determines that the waiver is critical to the viability of the project and that the intent of this Section (B) can be achieved; or
- b. Any mixed-use development that contains a significant residential element.

FIGURE 7 NON-RESIDENTIAL SETBACK



C. Spill-Over Lighting

1. **Lighting Standard.** No lighting from a property subject to the standards of this subchapter shall create greater than 0.5 of one foot-candle at the property line of a protected property.
2. **Redirecting/Screening of Light Sources.** All sources of light, including security lighting, illuminated signs, vehicular headlights and other sources, shall be directed away from protected property or screened so that the light level above is not exceeded.

D. Traffic

Site Development Plans for properties subject to the standards of this Subchapter shall be reviewed to avoid access locations which would encourage cut-through traffic through protected properties.

E. Use of Alleys

Commercial truck and automobile traffic shall be prohibited on alleys or service drives which are shared with protected properties between the hours of 10 PM and 6 AM. This prohibition includes, but is not limited to, deliveries, loading and unloading, and commercial parking lot access.

F. Screening

Screening of properties subject to the standards of this Subchapter from protected properties shall conform to the provisions of Chapter 19.12.

G. Trash Receptacles

Garbage storage areas for properties subject to the standards of this Subchapter shall be screened and odor controlled, and trash pick up shall be scheduled to minimize any impact on protected properties. In addition, trash receptacles shall be located a minimum of 50 feet from any property line of a protected property.

H. Exclusions

1. **Higher Ambient Light Levels.** Where existing ambient light levels from multiple sources already exceed the standards, the subject source may not increase the existing light levels, unless approved in connection with the approval of a Site Development Plan.
2. **Public Facilities and Activities Excluded.** Public facilities and activities are excluded from the standards in this subchapter. Such activities include:
 - a. Any activity by the City, its agents, contractors or franchisees in the conduct of traditional governmental activities such as trash removal, police and fire protection; and
 - b. Any public event such as outdoor recreational events, concerts and other events sponsored by a public or non-profit organization and located on public or nonprofit property.